$3,999,900 - 16003 Campbell Road, Edmonton
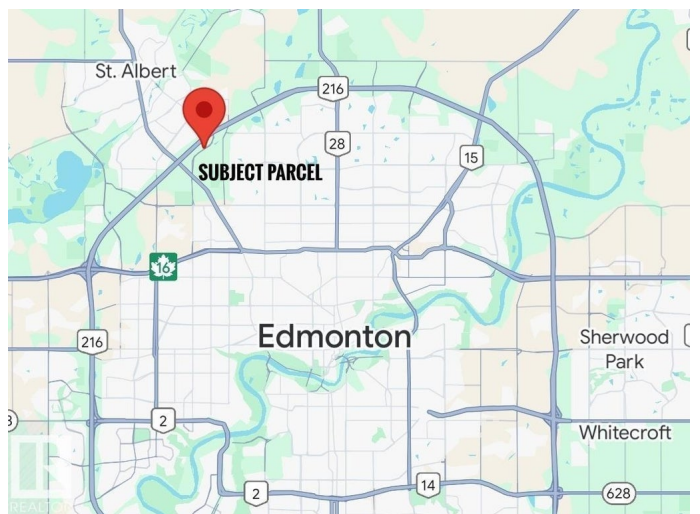
MLS® #E4442417

$3,999,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Rampart Industrial, Edmonton, AB

Outstanding opportunity to acquire 10.55 ACRES of future commercial land in a rapidly expanding Northwest Edmonton corridor strategically located JUST OFF ANTHONY HENDAY Drive with DIRECT ACCESS TO CAMPBELL ROAD (156 Street), this high-profile site offers seamless connectivity to both Edmonton and St. Albert making it ideal for a wide range of commercial uses. Bordered by major developments including the 450,000 sq. ft. Alberta Liquor Control Distribution Centre and City Ford, the property benefits from strong regional traffic and exposure. Its proximity to the St. Albert Park & Ride hub further enhances long-term value and accessibility, reinforcing this location as a major commercial node in the region. With growing infrastructure, excellent arterial access, and strong demographic growth from both Edmonton and St. Albert, this parcel presents a strategic short-term holding with high future development potential. Position your portfolio for growthâ€"location, access, and momentum are all here.

Essential Information

MLS® #	E4442417
Price	$3,999,900
Bathrooms	0.00

Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	16003 Campbell Road
Area	Edmonton
Subdivision	Rampart Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1H8

Additional Information

Date Listed	June 13th, 2025
Days on Market	78
Zoning	Zone 40