



LIST PRICE
\$431,000/acre

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FOR SALE

Allan Dale Lands | Anthony Henday & Ray Gibbons Drive

±18.46 Acres of Serviced Commercial / Industrial Land | 2 Parcels of ±5.34 Acres & ±13.12 Acres

18745 / 18503 - 137th Avenue NW, Edmonton, AB



Accelerating success.

Executive Summary

18745 / 18503 - 137 Avenue NW

Colliers is pleased to present for sale the Allan Dale Lands — a ±18.46-acre, high-exposure commercial / light-industrial development land fronting Anthony Henday Drive in northwest Edmonton. Positioned on one of the region's busiest perimeter corridors and anchored on a premium corner at the Ray Gibbons Drive interchange, the site offers a rare combination of marquee visibility, flexible parcelization, and use-friendly zoning.

The opportunity is structured to suit the market: two serviced parcels, ±5.34 acres and ±13.12-acres, are available individually, or in combination as a larger assembly. The larger ±13.12-acre corner parcel is ideally suited to a single high-profile user such as an RV, automotive, equipment, or fleet operator. Smaller and mid-format users can secure right-sized parcels along the corridor, while a larger developer or owner-user can assemble multiple lots into a single site.

The lands carry a flexible, site-specific Direct Control (DC2 (968)) designation supporting a broad range of industrial, automotive, equipment, fleet and service-commercial uses, with strong potential to rezone to standard IM (Medium Industrial) should a user require additional flexibility. The site is within the City of Edmonton and serviced, with sanitary currently handled via on-site holding tank pending the corridor's permanent connection.

Offered at \$431,000 per acre / \$7,956,000 the Allan Dale Lands represent a flexible, development-ready position on a corridor where large-format, high-exposure serviced land within the City of Edmonton city limits is in genuinely short supply.



Investment Highlights



Premier Dual-Frontage Exposure Anthony Henday & Ray Gibbons Drive

- Billboard-calibre visibility on Anthony Henday Drive tailor-made for showroom, dealership, and brand-forward users.
- Premium corner position at the Ray Gibbons Drive interchange. Among the highest-profile development sites on Edmonton's northwest perimeter.



Flexible Parcelization Large or Small

- Serviced parcels available from ± 5.34 acres up to a ± 13.12 -acre site that can be acquired individually, in part, or as a whole.
- Marquee ± 13.12 -acre corner parcel suited to a single high-profile user such as RV, automotive, equipment, or fleet.



Highly Flexible, Use-Friendly Zoning

- Site-specific DC2 (968) permits a broad range of industrial, automotive, equipment, fleet, contractor and service-commercial uses.
- Strong potential to rezone to standard IM (Medium Industrial) should a user require greater flexibility.



Development-Ready & Serviced

- Clean, level, vacant lands within the City of Edmonton, with water, power and natural gas at the lot line and storm management in place.
- Sanitary serviced via on-site holding tank with scheduled pump-out, as municipal sanitary currently lies south of Anthony Henday Drive.



Pricing & Deal Flexibility

- Offered at **\$431,000 per acre / \$7,956,000**
- Vendor open to a single sale of the assembly or to individual parcel sales.
- Full brokerage cooperation / 2.40% buy-side commission



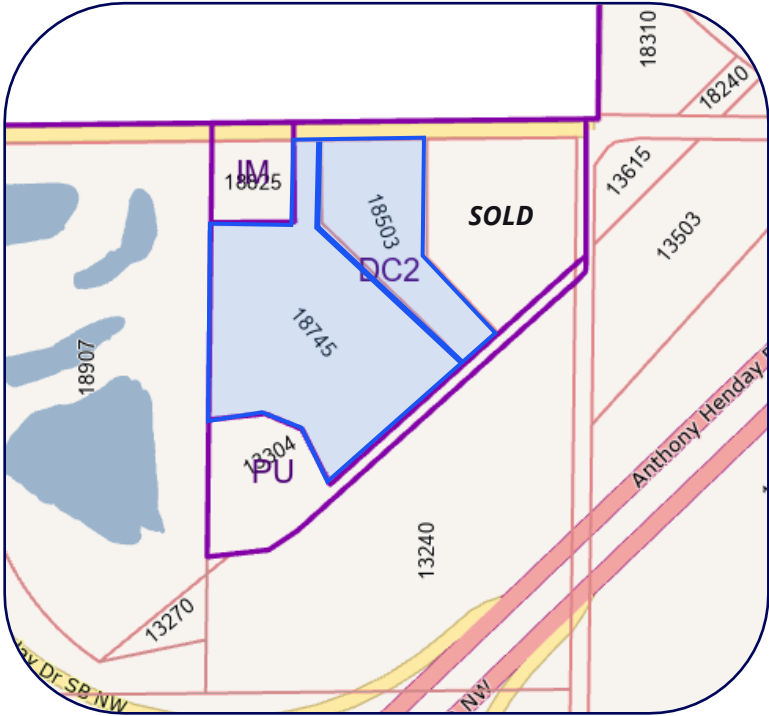
Property Details

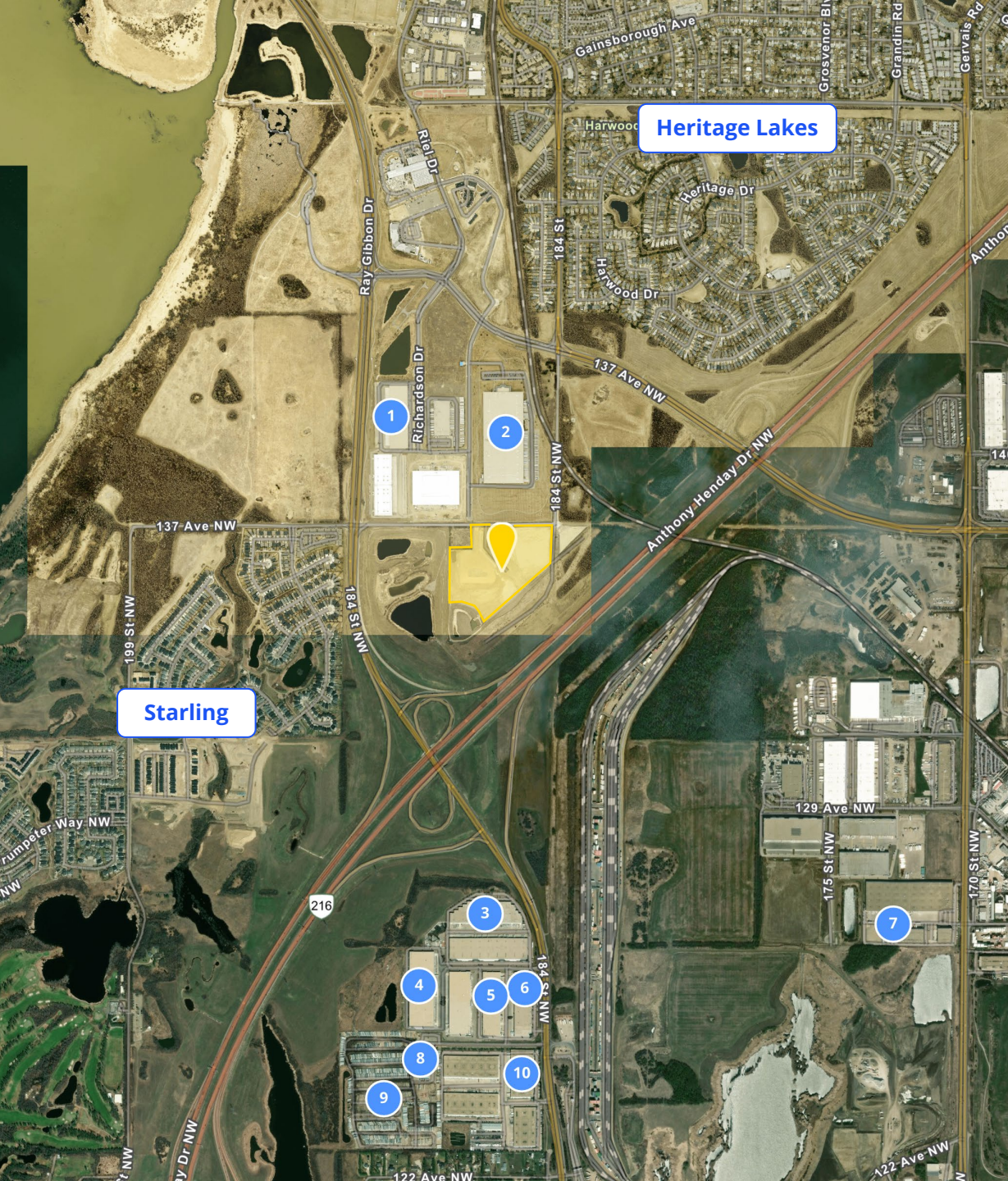
Civic Address	18745 / 18503 – 137 th Avenue NW Edmonton, AB
Legal Address	Plan 2220478, Block 1, Lots 3–4
Total Site Area	±18.46 Acres (804,118 SF)
Frontage	Anthony Henday Dr & Ray Gibbons Dr
Zoning	Site-Specific Direct Control — DC2 (968)
FAR	0.8
Max Height	18 meters
Buildable Area	±643,294 SF
Services	Water, power & natural gas at lot line; storm management in place; sanitary via on-site holding tank (see Servicing)
Property Taxes	\$176,826.94 (2026)
List Price	\$431,000 per acre / \$7,956,000

Parcel Configuration

Parcels are available individually, in combination, or as a larger assembly. Areas are approximate and per the attached site plan.

Parcel	Approx. Area	Position / Suitability	Status
18745 / Corner Parcel	±13.12 acres	Marquee Ray Gibbons / Henday hard corner: single high-profile user (RV, automotive, equipment, fleet)	Available
18503	±5.34 acres	Henday-fronting parcel	Available
18403	±7.07 acres	End-user / owner-occupier site	Sold





Location Overview

The Allan Dale Lands occupy a highly prominent position along Anthony Henday Drive in northwest Edmonton, at the Ray Gibbons Drive interchange; one of the region's most visible and accessible commercial corridors.

Situated within a rapidly evolving employment hub, the area is characterized by a strong concentration of established industrial and service-commercial users, reinforcing its role as a key industrial node within the city.

Surrounding development includes major national and regional occupiers such as Komatsu, ULINE, and Bison Transport, supporting a critical mass of industrial activity and providing strong draw for logistics, equipment, and service-oriented businesses.

The site is strategically positioned adjacent to the growing residential communities of Starling and Heritage Valley, offering a complementary balance between nearby labor supply and industrial employment uses.

Major Occupiers

- | | | | |
|---|------------------------|----|-----------------|
| 1 | Groupe Touchette | 6 | Komatsu |
| 2 | ULINE | 7 | Bunzl |
| 3 | CTP Distributors | 8 | TEN Canada |
| 4 | Kuehne + Nagel Inc. | 9 | Bison Transport |
| 5 | Alliance Door Products | 10 | White Cap |

Population
(2025)

15,786

Projected
Population
(2035)

17,873

Median Age

38.5

HH Average
Income

\$158,288

**within 3 km radius*

Location Overview

The Allan Dale Lands occupy a prominent position fronting Anthony Henday Drive in northwest Edmonton, at the Ray Gibbons Drive interchange; a high-exposure gateway position within an established and expanding commercial / industrial node.



Premier Perimeter Corridor

Anthony Henday Drive carries 115,000+ vehicles per day and provides direct connectivity to Yellowhead Trail (Hwy 16), St. Albert Trail (Hwy 2), Ray Gibbons Drive and 137th Avenue, providing fast access across the city and region. The dual-frontage, hard-corner configuration delivers exceptional visibility and ingress / egress.

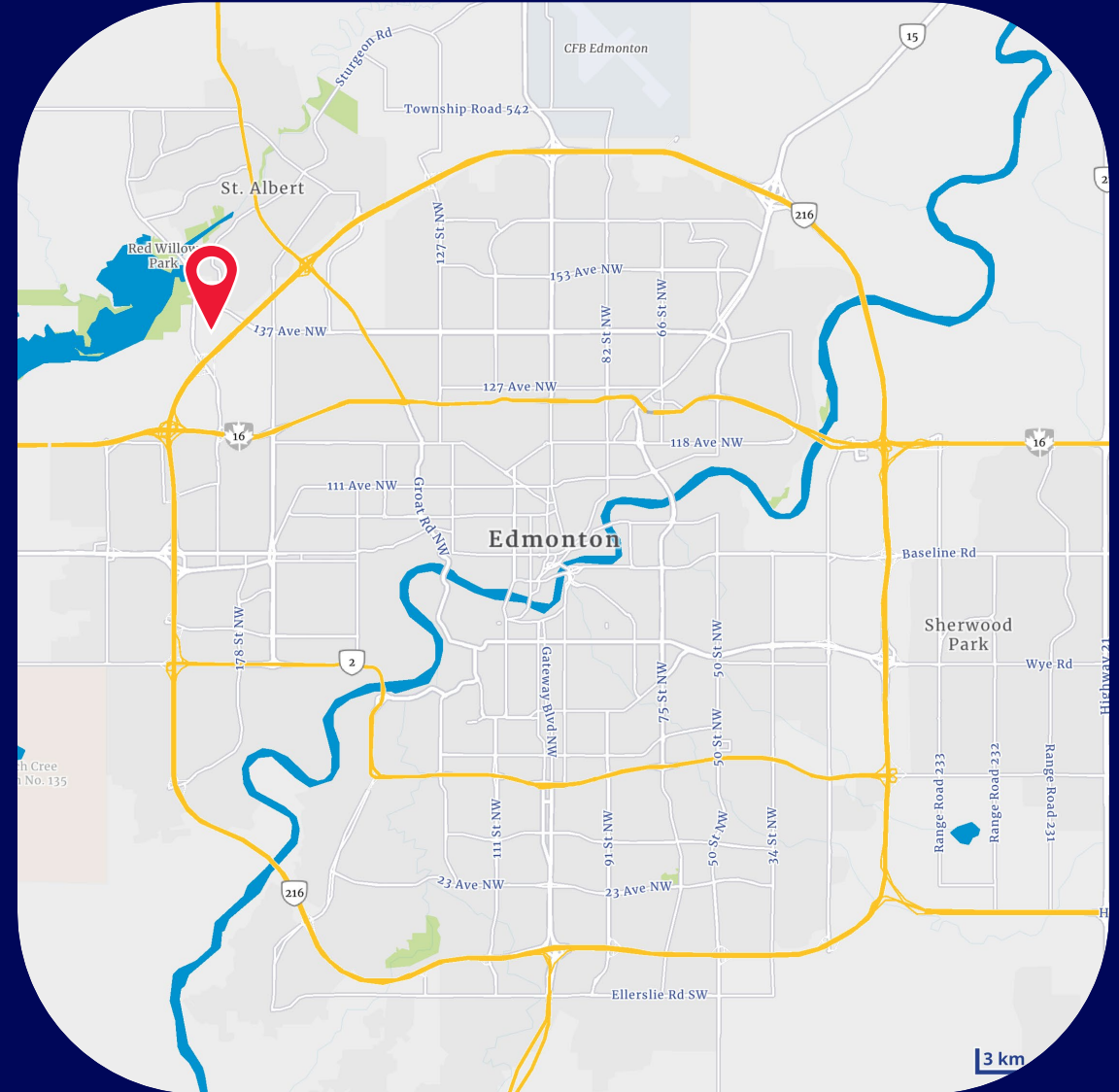


Established Commercial & Industrial Node

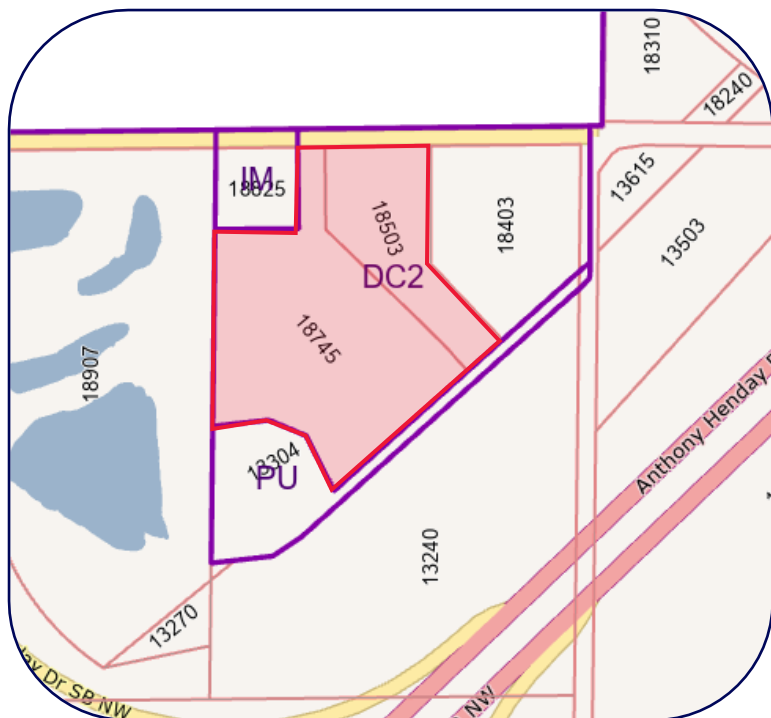
The site sits within a maturing employment area anchored by recognizable national and regional occupiers such as ULINE, The Brick, Groupe Touchette, ABCRC and Raise Athletics, creating a credible destination draw for showroom, service and large-format users.

Strategic Drive Times

- Anthony Henday Drive | **0 mins**
- Ray Gibbons Drive | **1 min**
- 137th Avenue | **3 mins**
- Yellowhead Trail | **2 mins**
- St. Albert Trail | **1 min**
- Downtown | **20 mins**
- Edmonton International Airport | **40 mins**
- Sherwood Park | **25 mins**



Zoning Overview



Maximum FAR	0.8
Maximum Height	18 meters
Buildable Area	±643,294 SF across the assembly
Form	Low-rise, large-format industrial / showroom product

The lands carry a flexible, site-specific Direct Control designation — DC2 (968), Anthony Henday Big Lake, that supports a broad range of industrial, automotive, and service-commercial uses well aligned with current corridor demand, while preserving a clear path to greater flexibility if required.

In-Place Zoning: DC2 (968) Anthony Henday Big Lake

The DC2 designation accommodates a range of general industrial, automotive and minor recreation vehicle sales / rentals, and service uses, subject to additional landscaping regulations. Representative permitted uses include:

- Automotive & Minor Recreation Vehicle Sales / Rentals
- Truck & Mobile Home Sales / Rentals
- Automotive & Equipment Repair Shops
- Equipment Rentals & Fleet Services
- General Contractor Services
- General Industrial Uses
- Auctioneering Establishments
- Animal Hospitals & Shelters
- Recycling Depots & Recycled Material Drop-off Centres
- Temporary Storage
- A full range of on-premises signage (fascia, freestanding, projecting, minor digital and temporary)

Rezoning Optionality: Strong Potential for IM (Medium Industrial)

While the in-place DC2 designation is intentionally broad, a purchaser requiring greater flexibility has strong potential to rezone the lands to a standard IM (Medium Industrial) designation, consistent with the surrounding industrial context.

Servicing

The lands are within the City of Edmonton and serviced for development:

- Water: available at the lot line.
- Power (electric): available at the lot line.
- Natural gas: available at the lot line.
- Storm: storm-water management infrastructure in place.
- Sanitary: currently serviced via on-site holding tank with scheduled pump-out. Municipal sanitary lies on the south side of Anthony Henday Drive; a permanent connection requires crossing the corridor.

Prospective purchasers should satisfy themselves as to servicing capacity for their intended use as part of due diligence; supporting materials are available in the data room.

Contact Us

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