

# \$3,999,900 - 16003 Campbell Road, Edmonton

MLS® #E4442417

**\$3,999,900**

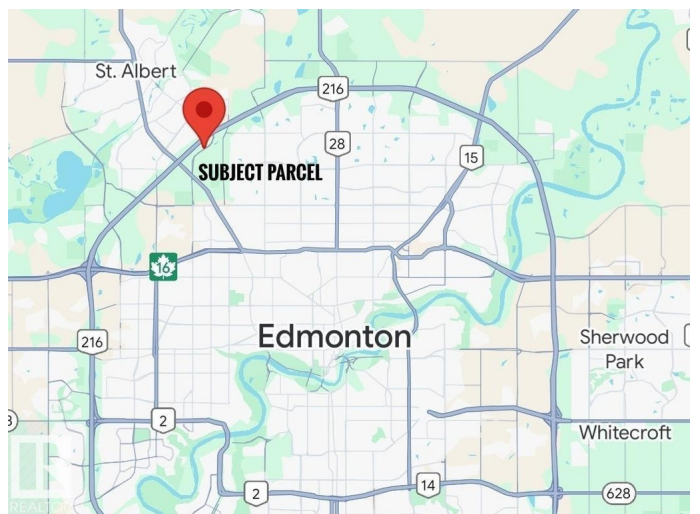
0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

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 growth—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 | 113             |
| Zoning         | Zone 40         |

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Listing information last updated on October 4th, 2025 at 7:47am MDT