

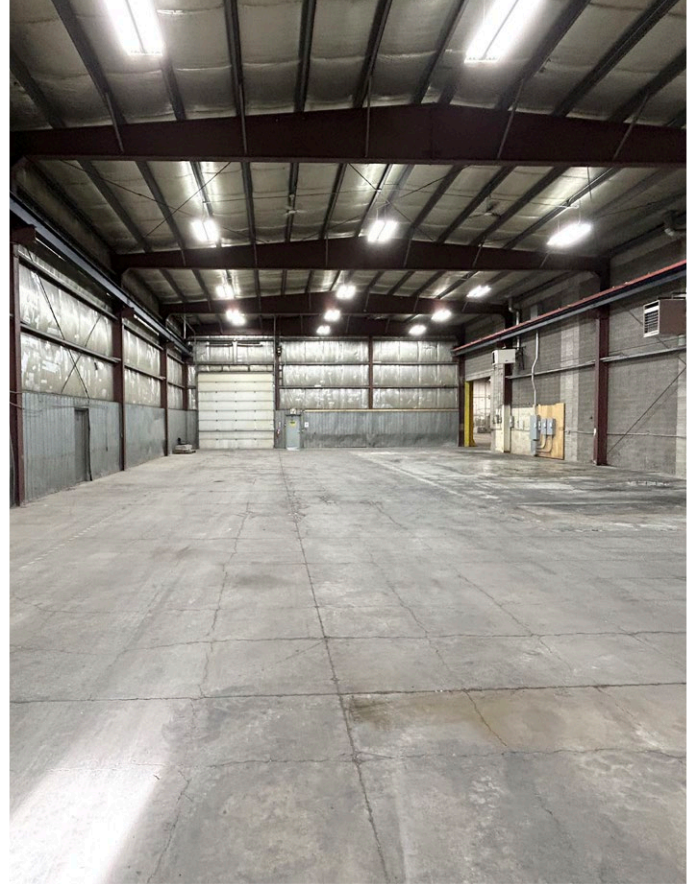
# 51<sup>st</sup> Avenue Warehouse And Yard

9759 - 51<sup>st</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Heavy Power | Cranes | Drive-Thru Loading



**51<sup>st</sup> Avenue Warehouse And Yard**  
9759 - 51<sup>st</sup> Avenue | Edmonton, Alberta



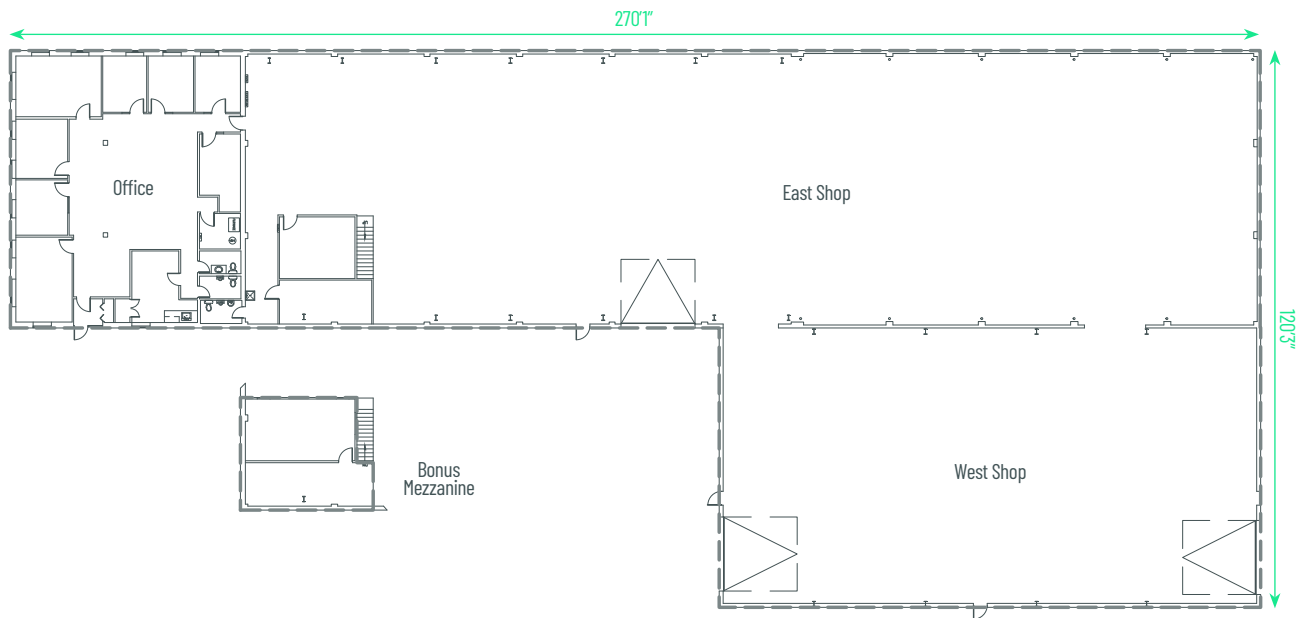
# 51<sup>st</sup> Avenue Warehouse & Yard

The site offers great exposure to 51<sup>st</sup> Avenue, featuring drive-thru loading, heavy power, wide-span craneways and two acres of graveled yard. Excellent access to 99<sup>th</sup> Street, Whitemud Drive, Anthony Henday Drive, and the QEII Highway.

Legal Address	Plan 7721481; Block 2; Lot 5
Zoning	BE - Business Employment
Year Built	1974
Available Area	±23,200 sq. ft.
Site Size	±2.10 Acres
Loading	(2) 14' x 16' drive-thru grade (1 automatic) (1) 16' x 14' grade
Lighting	Fluorescent throughout
Ceiling Height	East Shop: 22'10" clear 17" underhook West Shop: 24' clear 18'6" underhook

Power	600 amp, 208 volt, 3-phase <i>*To be confirmed</i>
Heating	Shop: forced air heating Office: HVAC
Downdraft Fans	Yes
Trench Drains	Yes
Cranes	East Shop: 5-ton, 54'8" crane span West Shop: 5-ton, 57'8" crane span
Op Costs (2026)	\$4.55 per sq. ft. / annum
Lease Rate	\$12.25 per sq. ft. / annum
Available	Immediately

## Floor Plan





## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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