



URL-Brochure

Industrial For Sale **LP:** **\$2,100,000**

Edmonton Winterburn Industrial Area **59 Lse Rate:**

20103 110 AV NW T5S 1X7 **SP:**

Listing ID #: E4404452 **Time**

Trans Type: For Sale **Linc #:** 0013611488

Sale Type: **Land Size SF:**

Zoning: IM MEDIUM INDUSTRIAL **Land Size Acres:** 1.950

Prop Taxes: \$39,774.54 / 2024 **Lot Frontage:**

Other Types: IND, OFC **Subj Prop Width:**

ACTIVE

[Schedule a Showing](#)

Legal Plan/Block/Lot: 7822069 / 4 / 5 **Unit #:** **M:** **R:** **T:** **S:** **Q:**

Exceptional Industrial property with fast access to Henday in Winterburn East. IM Zoned, potentially perfect for transportation, distribution, oil field, autobody / repair, hauling, storage, manufacturing, construction, servicing / testing, cannabis production / distribution & more. 8124 ft2 main building includes 5680 ft2 industrial space with 8-Bays and radiant heat, and over 2400 ft2 of office space (w forced air). Insulated Quonset is 4,618 ft2, forced air heated & noted in "other area ft2". Exterior shell is 19" (+/-) wide estimate 4000ft2 interior. Main Building has multiple sumps, its 8 grade doors are: 3 @ 12'6"h x 12w (1 with hydraulic lift), max ceiling height of 13'11", and estimated clear height of 12', and 5 @ 13'11"h x 11'11"w; max ceiling height is 15'11", estimated clear height of 14'. Quonset has 4 grade doors @ 13'11"h x 11'11"w, max interior center ceiling height of 27'3". Yard has large paved and gravel areas. Over 1220 ft2 mezzanine (storage / low ceiling not included in total ft2)

Private Remarks: See disclosure documents. Quonset encroaches on City ROW. No permit on record. Resolution is in process. Contact John Fraser 780 499 7720 or Carlton Rose 587 991 4336f or more info. Use ShowingTime / Text / Call to book/view. Power and all measurements TBC by buyer / their representative. Main Building area & floor plan created using RMS. 3 pc and 2 pc bathrooms in main building. Quonset has tie in for propane to run overhead heaters.

Property Details

Ownership Interest: Private

Title to Land: Fee Simple

Env Asmt Phase: No

RPR Survey Available: Yes

Seller Rights Res: No

General Building Details

Building Type: Freestanding

Construction: Wood Frame, Metal, See Remarks

Subject Space SqFt: 8,124

Subject Space Width: 190.00

Year Built: 1997

Land

Site Services: Electricity, Natural Gas

Water Supply: Cistern

Sewer / Septic: Holding Tank

Multi Family

of Storeys: 1.0 **Total # of Units:** 0

of 1 Bedroom Apts: **# of Bachelor Apts:**

of 2 Bedroom Apts: **# of Penthouse Apts:**

of 3 Bedroom Apts: **# of Other Units:**

of 4+ Bedroom Apts: **# of Parking Spaces:** 10

of Studio Apts:

APOD Information

Gross Operating Income:

Other Income:

Effective Gross Income:

Expense Total:

Total Op Expenses:

Net Operating Income:

Cap Rate:

Business/Business w/Property

Major Business Type:

Minor Business Type:

Lease Details

Lease Type:

Net Lse Rate SF/Annum:

Lease Term (in Months):

Lease Op Cost SqFt:

Subject Space SqFt: 8,124

Co-Op Commission Lease:

Appointment Name: John Fraser or Carlton Rose

Appointment Phone #: 780-499-7720

Listing Agent: John Fraser - Ph: 780-499-7720

Listing Agent Email: Johnjmfraser@hotmail.com

Listing Firm: MaxWell Challenge Realty
Off#: 780-483-4848

Listing Agent 2: Carlton I Rose - Ph: 587-991-4336

Listing Firm 2: MaxWell Challenge Realty
Off#: 780-483-4848

Appointment: Text Lister, ShowingTime

Listing Agent URL: http://www.jfsells.com

Listing Date: 9/1/2024 **DOM:** 2

Possession: / 15 / negotiable

Co-Op Commission: 1% of sale price

Pending Until:

Sold Date:

Completion Date:

Buyer Agent:

Buyer Office:

Sold Price:

Input Date: 9/1/2024 8:53 AM

Expiry Date: 11/30/2024

Buyer Agent 2:

Buyer Office 2: