



6504 & 6540 75 Street, Edmonton

Owner/User or Investment



## PROPERTY DETAILS

Address: 6504 & 6540 75 Street, Edmonton  
 Legal: Plan 8420880, Block 13, Lots 19 & 20  
 Zoning: BE – Business Employment

### 6504 75 Street (Ad-Mart & Battery World)

Site Size: 1.22 Acres (+/-)  
 Total Size: 12,217 SF (+/-)  
 Sale Price: \$3,100,000.00

### 6540 75 Street (Can be purchased with 6504 or after it has sold)

Site Size: 0.44 Acres (+/-)  
 Total Size: 4,450 SF (+/-)  
 Sale Price: \$1,550,000.00



## PROPERTY HIGHLIGHTS

- **Meineke Building can be sold with Ad-Mart Building or purchased separately after Ad-Mart Building has sold**
- Short walk to the new Davies LRT Station with park and ride stalls
- 6504 offers corner lot exposure to 75 Street and Wagner Road
- All tenants on month-to-month leases
- VTB options available
- 3 Property access points
- **AdMart and RedBack Visuals business may be purchased with the building**
- Provided with signed NDA: environmental information, RPR and Ad-Mart/Redback Visuals business profile



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# 6504 75 Street - Ad-Mart & Battery World Building



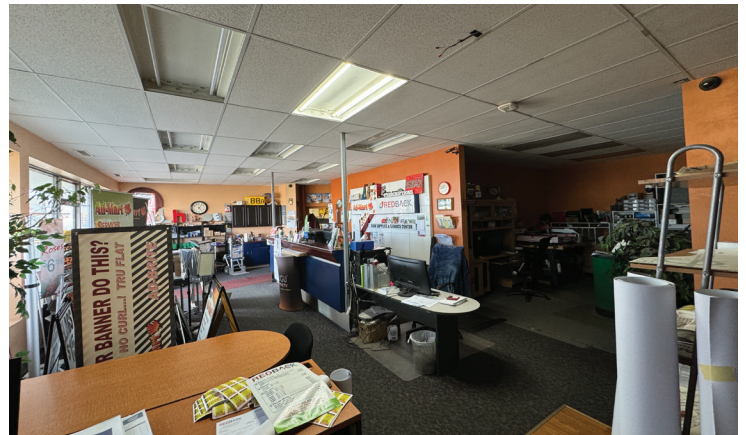
Battery World



Warehouse with grade loading



Overhead view



Front office and showroom

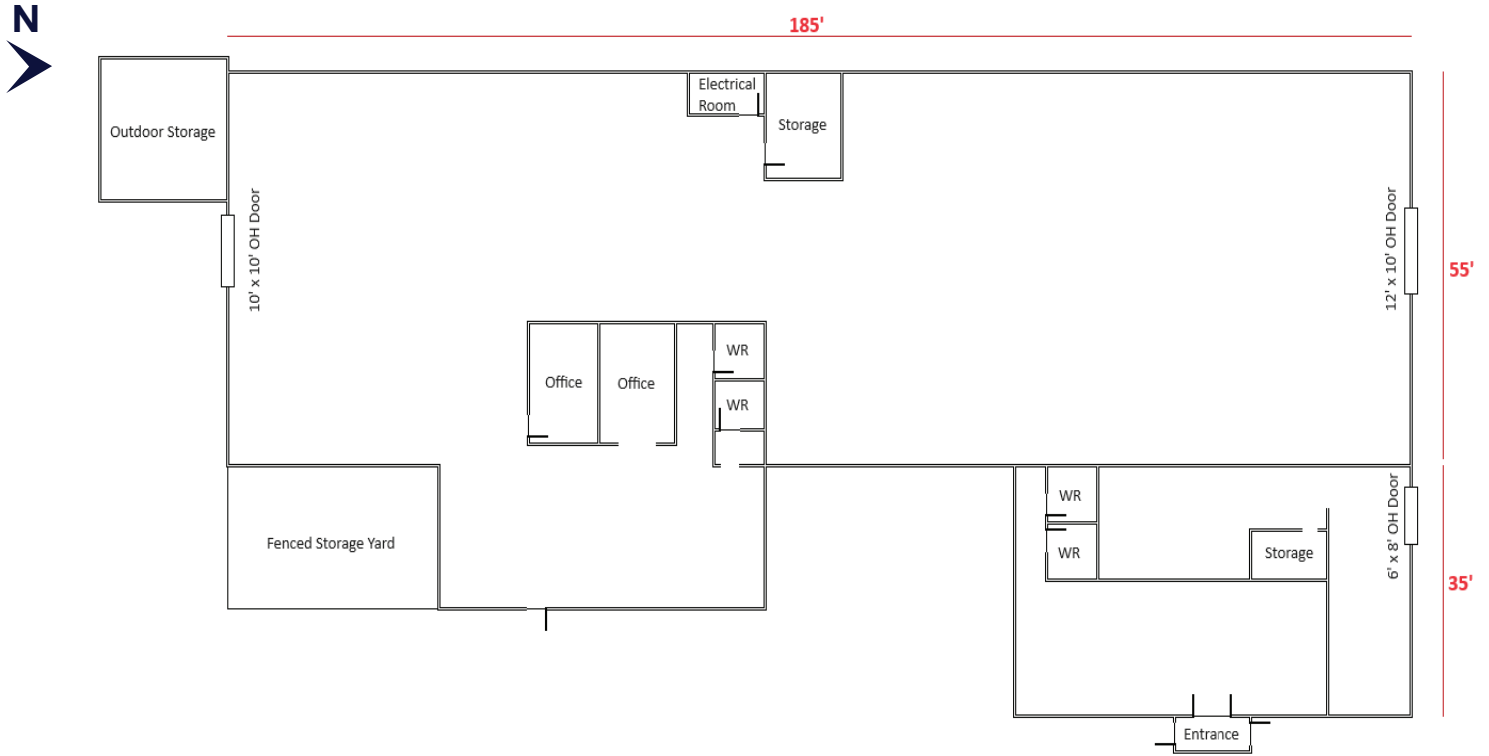
**PROPERTY SPECIFICATIONS**

Year Built:	1984
Property Taxes:	\$39,318.56 (2024)
Heat:	Radiant in shop / Forced air in offices
Power:	120-480 V / 600 AMP / 3 Phase TBC
Lighting:	Fluorescent
Loading:	1 x 6' x 8' Grade Door 1 x 10' x 10' Motorized Grade Door 1 x 10' x 12' Motorized Grade Door
Drainage:	Sump and Trench Drains
Make-Up Air:	Yes

**PROPERTY HIGHLIGHTS**

- Large corner lot
- Direct exposure to 75 Street (38,800 VPD) and Wagner Road (3,600 VPD)
- Pylon advertising signage
- New torch on roof installed in 2020
- Security cameras
- Fenced and gated yard
- Parking lot repaved in 2020
- Drive thru capability
- Building was previously a Shell car wash and gas station

# 6504 75 Street - Ad-Mart & Battery World Building



\*Floor plans for illustrative purposes only

75 STREET

## SIGN INCOME

- Exposure to north and south bound traffic on 75 street
- Current income of \$800.00 / Month / 1 side of the sign (\$1,600 total income / month)
- Traffic light intersection



LED Sign with income on SE corner of the lot

# 6540 75 Street - Meineke Building



Meineke building



Back of the building



Overhead view



Front reception

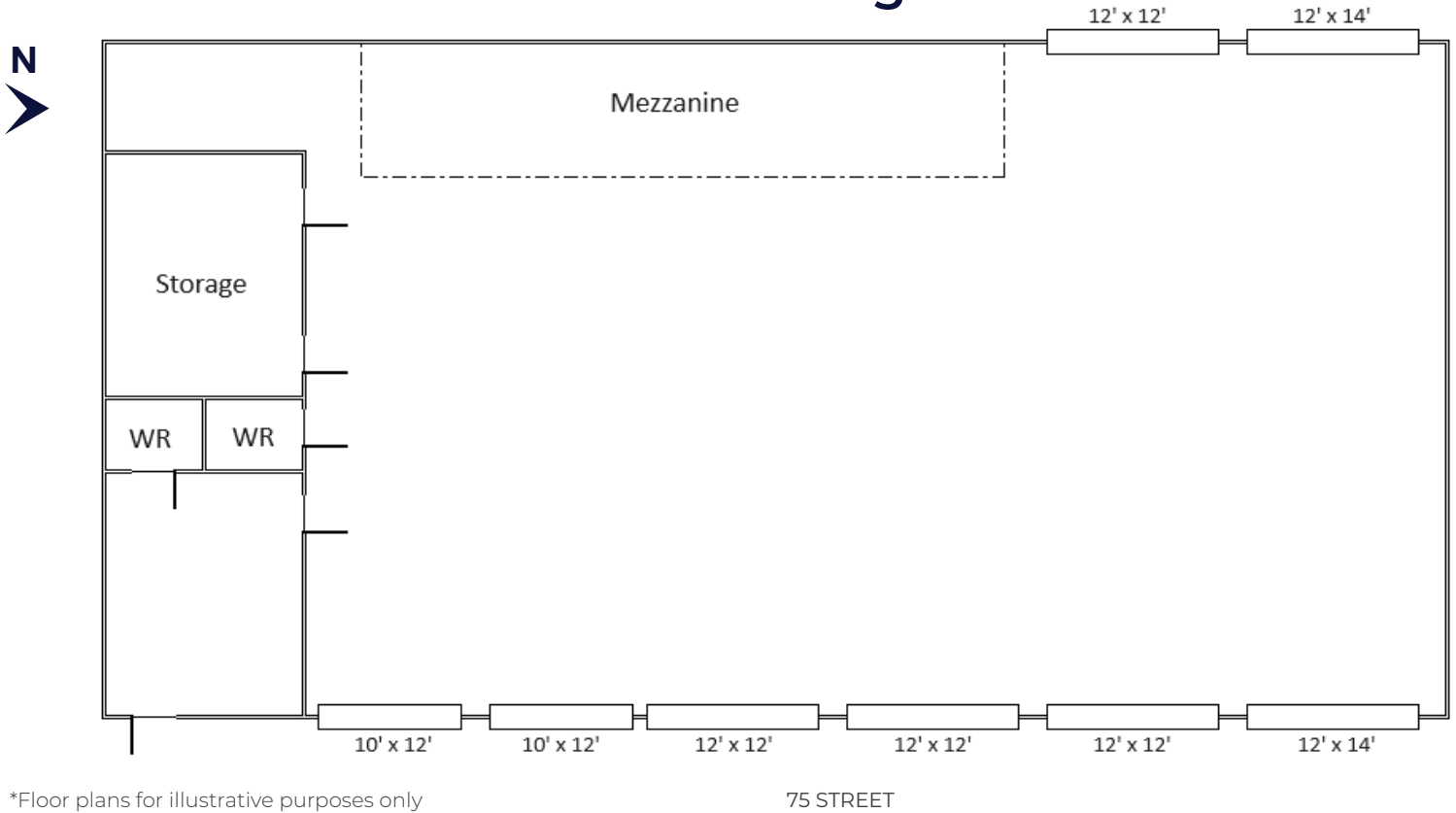
 PROPERTY SPECIFICATIONS

Zoning:	
Year Built:	1985
Property Taxes:	\$18,499.95 (2024)
Loading:	2 x 10' x 12' Grade Doors
	4 x 12' x 12' Grade Doors
	2 x 12' x 14' Grade Doors
Drainage:	Sumps and Trench Drains
Sale Price:	\$1,550,000.00

 PROPERTY HIGHLIGHTS

- Direct exposure to 75 Street (38,800 VPD)
- High exposure signage
- Tenant on month to month lease
- Newer overhead doors
- 2 Drive thru bays
- Fully paved site
- **May be purchased together or after 6504 75 Street is purchased**

# 6540 75 Street - Meineke Building



\*Floor plans for illustrative purposes only

75 STREET

## AREA HIGHLIGHTS

- ETS bus stop directly beside 6504 75 Street
- ETS bus stops located walking distance on both north and south bound sides of 75 Street
- 6504 offers 192' (+/-) of direct exposure to 75 Street and 170' (+/-) of direct exposure to Wagner Road
- 6540 offers 96' (+/-) of direct exposure to 75 Street



## Davies LRT Station



Platform



Waiting area



Overview



Unique architecture



- 1,300 park and ride stalls
- LRT has a daily ridership of 85,100
- North and south bound trains arrive every 5 minutes during peak weekend times
- Features the glass art work Fluid Landscape by Shan Shan Sheng
- 5 minute walk from Ad-mart



- Excellent access to major arterials including 75 Street, Argyll Road (63 Avenue), Whitemud Drive, Roper Road and 50 Street
- Quick access to various south Edmonton industrial parks, gas stations and food services

**NEAR BY AMENITIES**

- Whyte Avenue Shopping District
- Southgate Shopping Centre
- Mill Creek Ravine
- Multiple restaurant and fast-food options
- Gas stations and convenience stores
- High traffic industrial parks

**VEHICLES PER DAY**

<b>75 Street South of Property:</b>	36,300
<b>75 Street North of Property:</b>	41,000
<b>Wagner Road:</b>	3,600
<b>Roper Road:</b>	13,400

**AREA POPULATION**

- 30,900 residents
- 43,333 Daytime Population
- 6.8% growth (2016-2021)
- 8.6% projected growth (2021-2026)

**AREA INCOME**

- Average household income \$97,809
- 26.3% of households earn \$60,000 to \$100,000

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