

FOR SALE OR LEASE

OFFICE/SHOP FACILITY ON 4.99 ACRES

10848 214 Street, Edmonton, AB

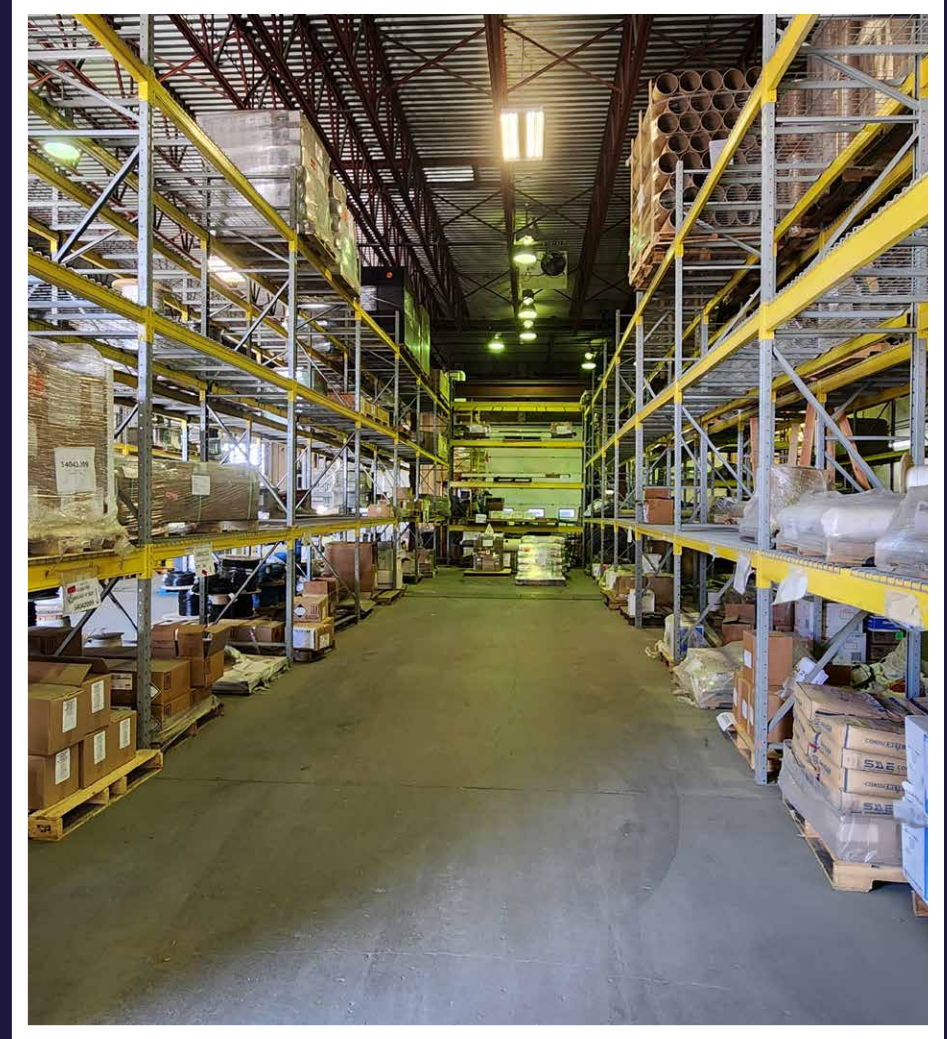
CONTIGUOUS ACCESS BETWEEN BUILDINGS VIA PEDWAY

FUNCTIONAL SHOP FACILITIES WITH 4 POINTS OF ACCESS



PROPERTY DETAILS

Property Address	10848 214 Street, Edmonton, AB
Legal Description	Plan 2020355, Block 2, Lot 3A
Available Area	Total ±60,785 SF Additional ±3,500 SF Quonset & ±1,550 SF Outbuilding
Site Area	4.99 acres (27.9% site coverage)
Zoning	IM (Medium Industrial)
Year Built	1979 with additions in 2019
Ceiling Height	Up to 24' clear
Loading	North: (15) grade (14' x 18' & 10' x 12') South: (2) grade (14' x 10')
Yard	Fenced & graveled
Lighting	Various types throughout
Electrical Service	600 Amp, 240 Volt - to be verified
Parking	±133 stalls, paved & portion energized
Sale Price	\$6,975,000
Lease Rate	From \$8.00 per SF
Property Taxes	\$187,078.45 (2025)
Available	Negotiable
Fire Protection	On site water storage tanks



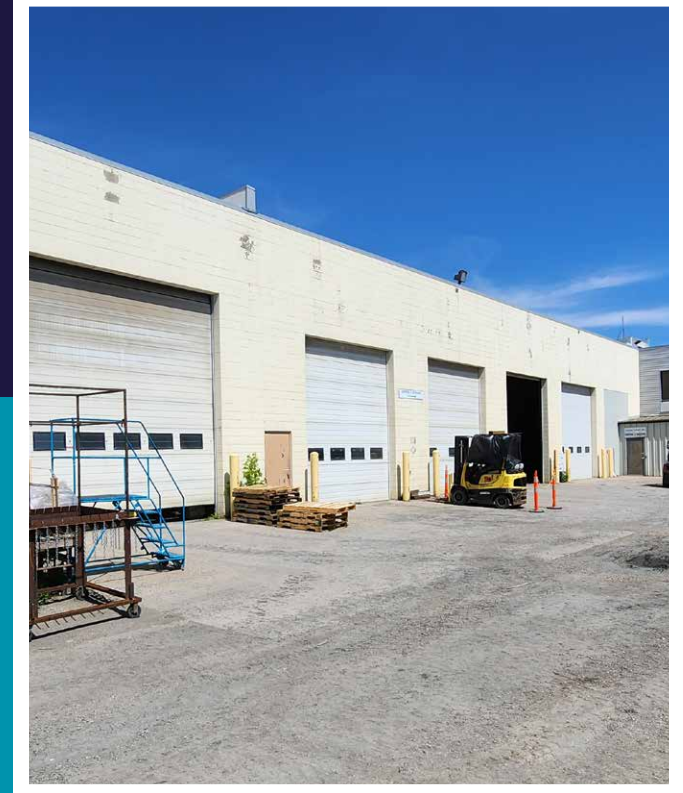
PROPERTY HIGHLIGHTS

- 2 floors of office (second floor recently renovated)
- Recent HVAC and roof replacements/repairs
- Six (6) drive thru bays (1 additional bay could be converted)
- Crane structure in place (capacity TBD)
- Lunch rooms, locker room, M / L washrooms
- 4 points of egress / access
- Quonset (no heat or electricity)
- Ample staff parking stalls (±161)
- Vendor may consider leaseback of north building

LOCATION OVERVIEW

The subject property is situated in the heart of Edmonton's Winterburn Industrial district. This property provides direct exposure to Winterburn Road and excellent access to the main transportation roads in the Edmonton region. These roads include Highway 16, Highway 16A, and the Anthony Henday Ring Road.

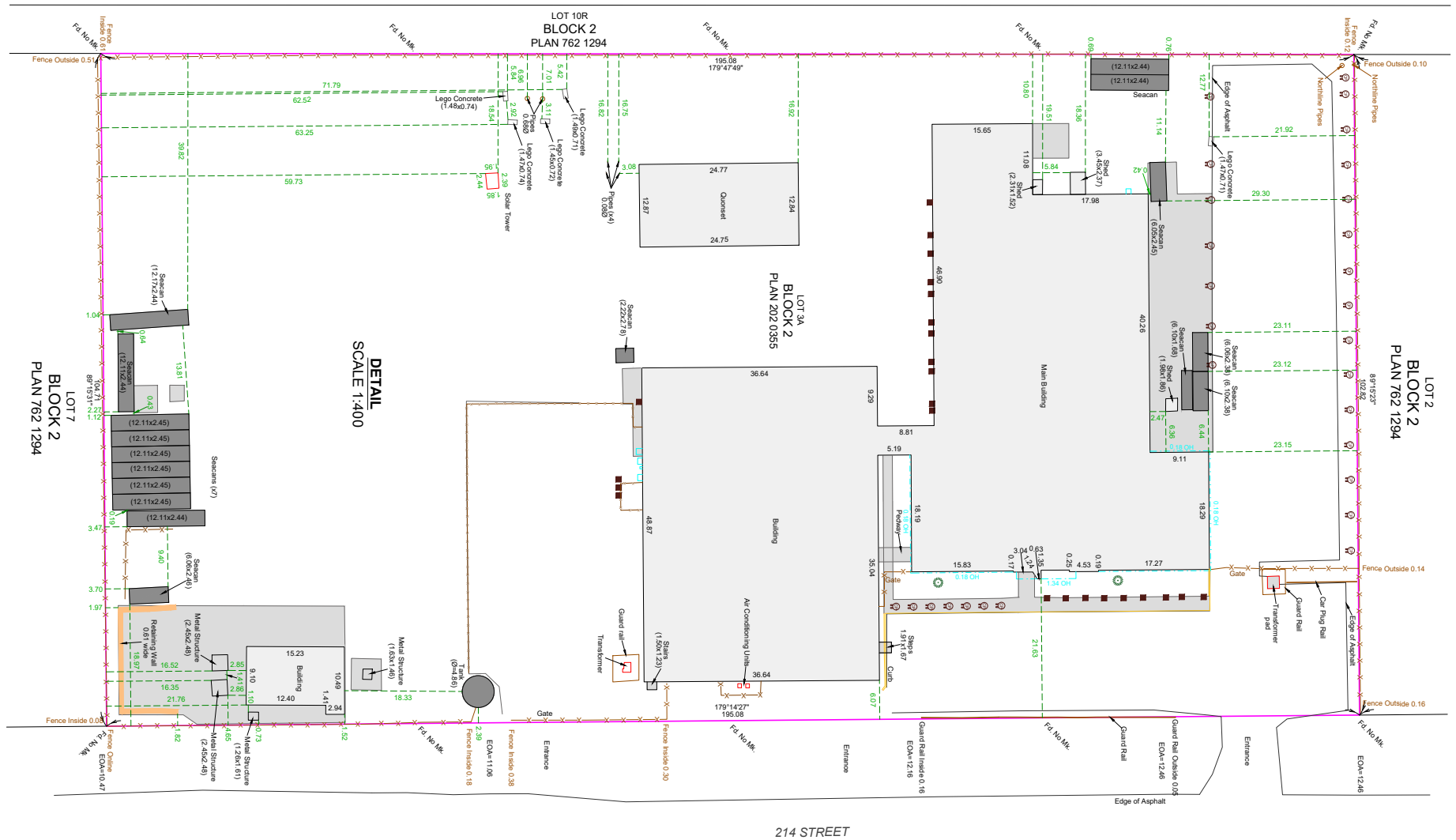
The subject property remains easily accessible from residential neighborhoods and nearby amenities as the City of Edmonton continues to expand the area with new construction projects.



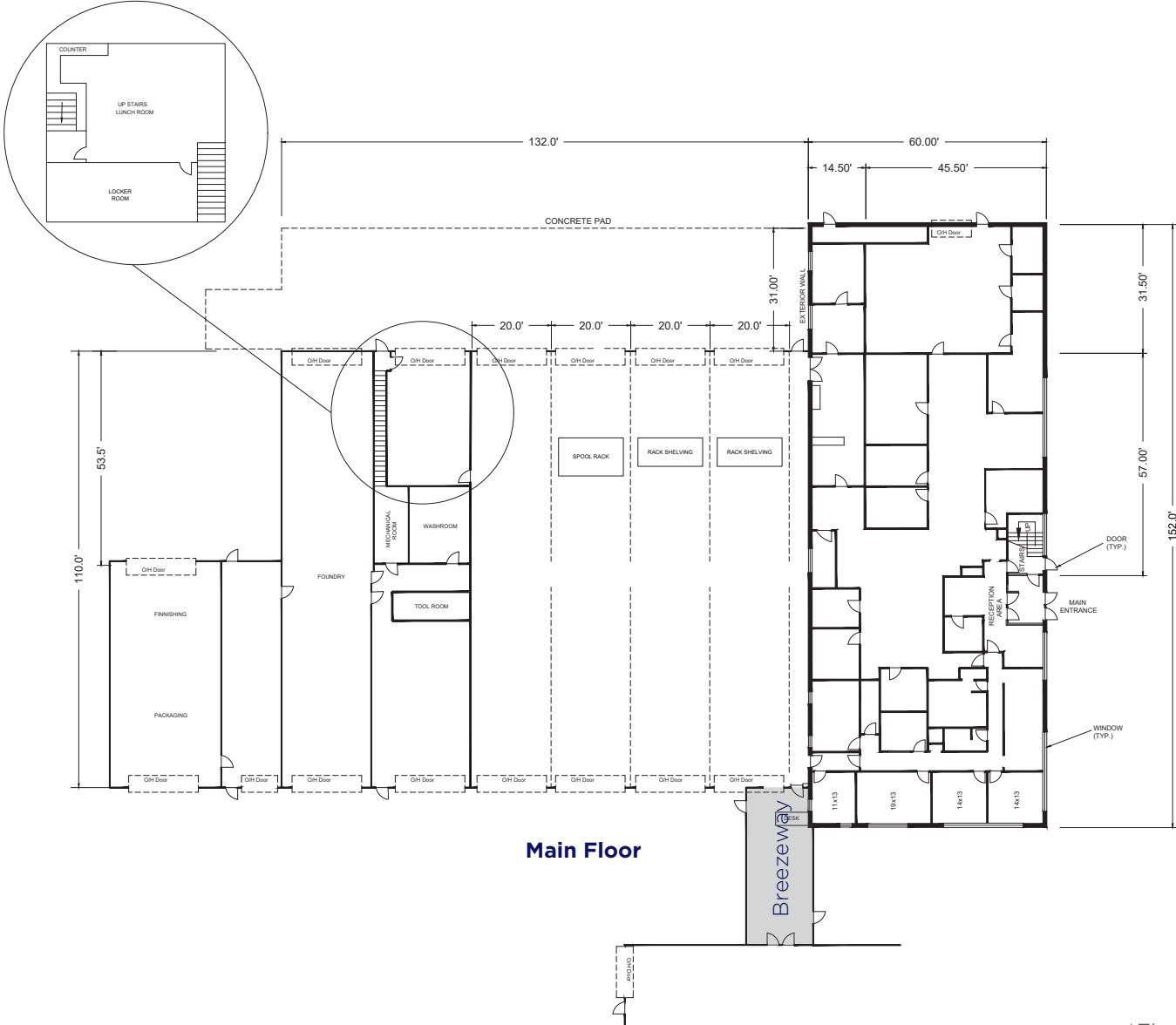
LOCATION	DRIVE TIME
QE II Highway	22 min (26 km)
Edmonton Airport	29 min (41 km)
Leduc	31 min (45 km)
Downtown Edmonton	25 min (18 km)
Red Deer	1h41m (165 km)
Calgary	2h59m (310 km)

AERIAL VIEW

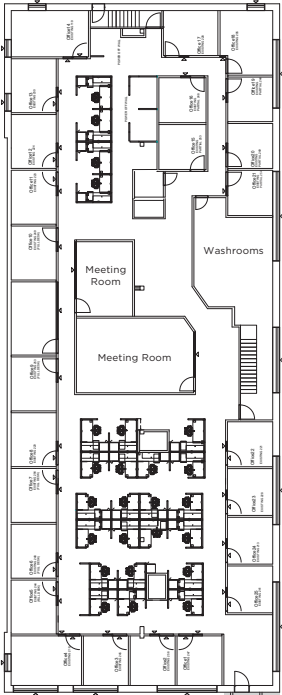




FLOOR PLAN | NORTH BUILDING



Main Floor

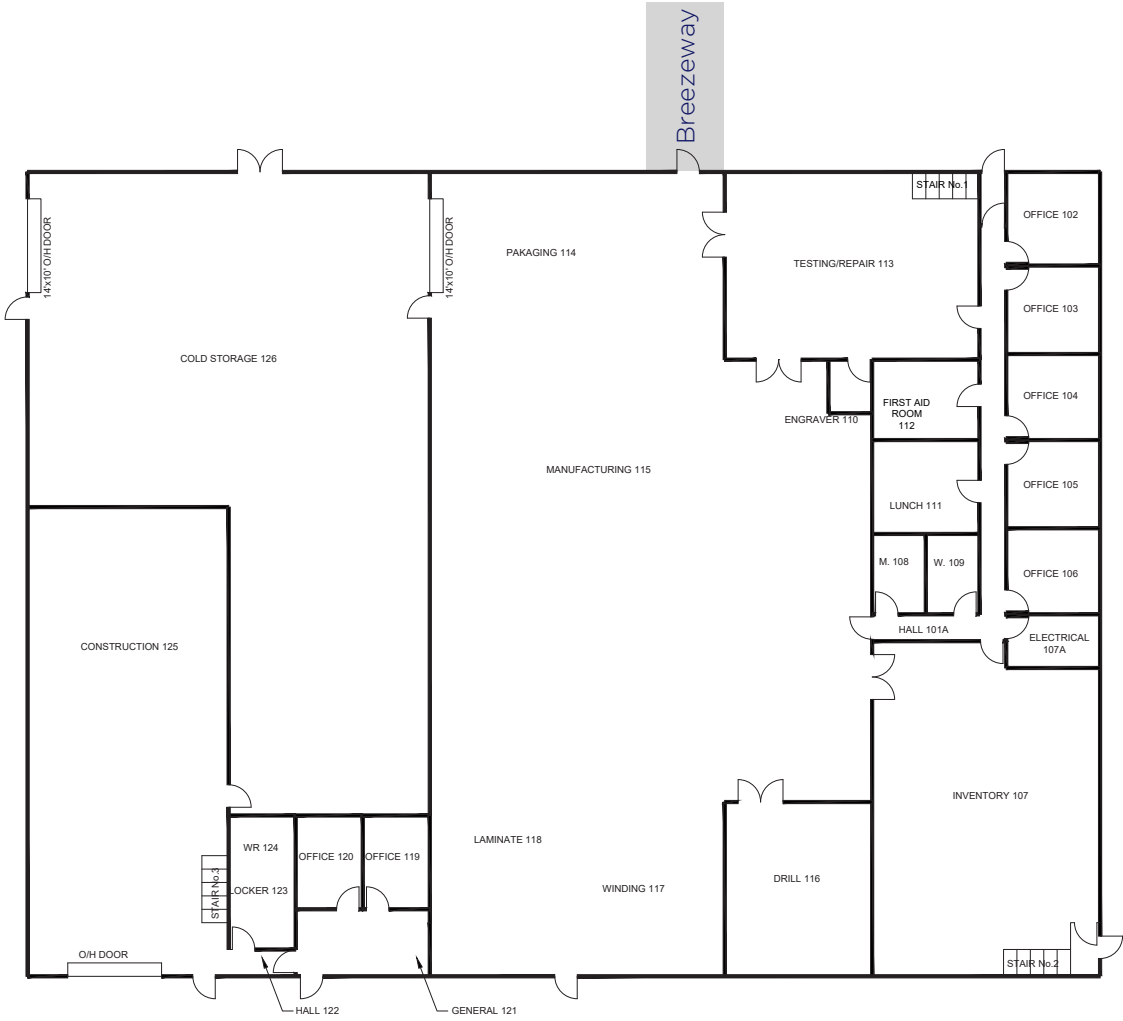


Second Floor

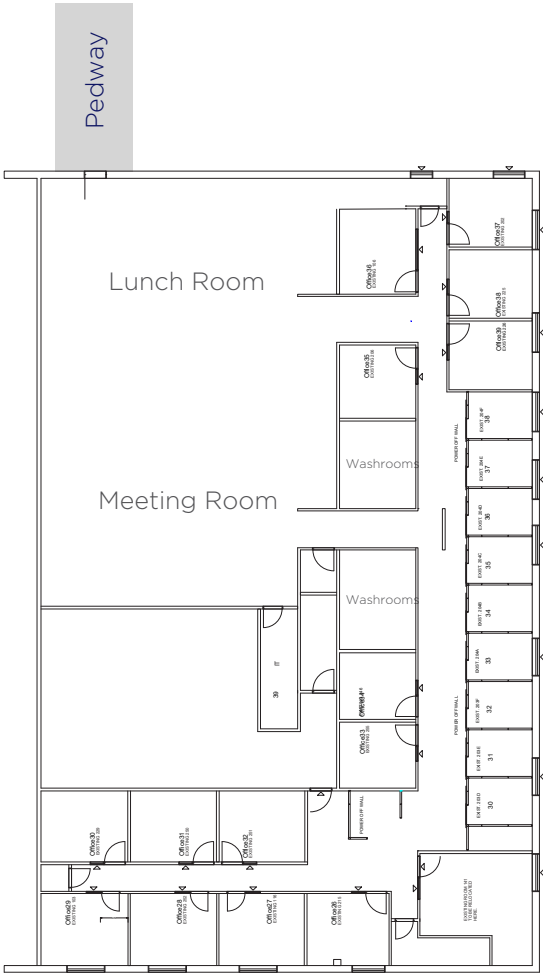
Pedway

*Floorplan may not be as actual

FLOOR PLAN | SOUTH BUILDING



Main Floor



Second Floor

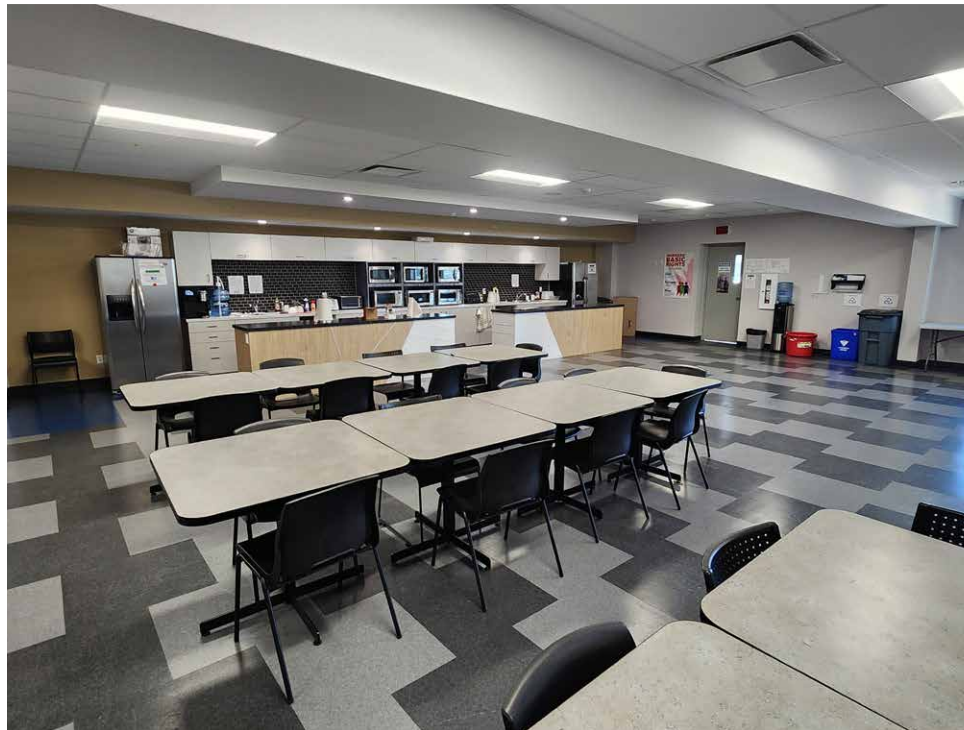
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SITE PLAN

PROPOSED NEW ENTRANCE



PROPERTY PHOTOS



PROPERTY PHOTOS



FIRE PROTECTION TANK



