

# High Exposure Shop

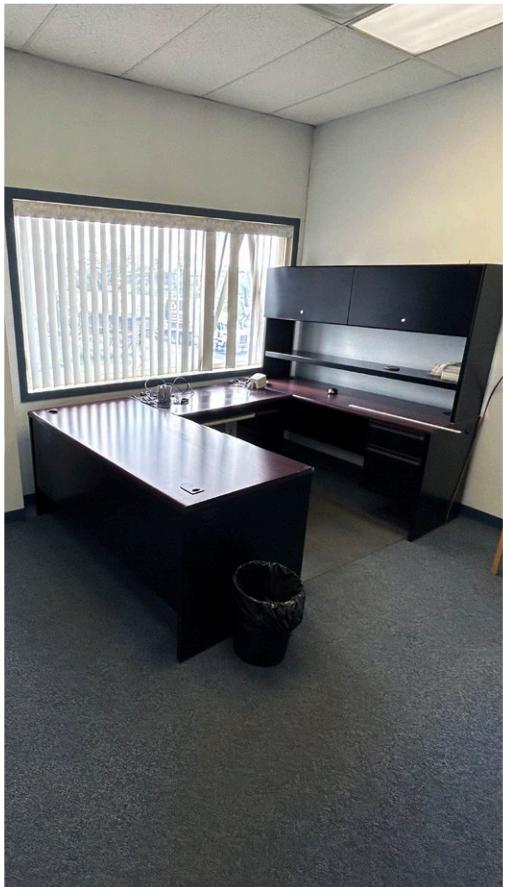
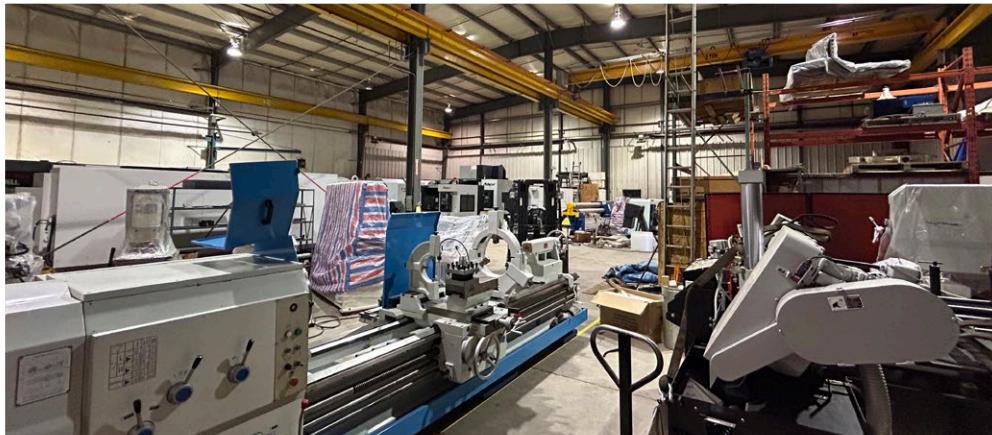
854 - 78<sup>th</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

5 & 10 Ton Cranes With Heavy Power



## High Exposure Shop

854 - 78<sup>th</sup> Avenue | Edmonton, Alberta



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## 5 & 10 Ton Cranes With Heavy Power

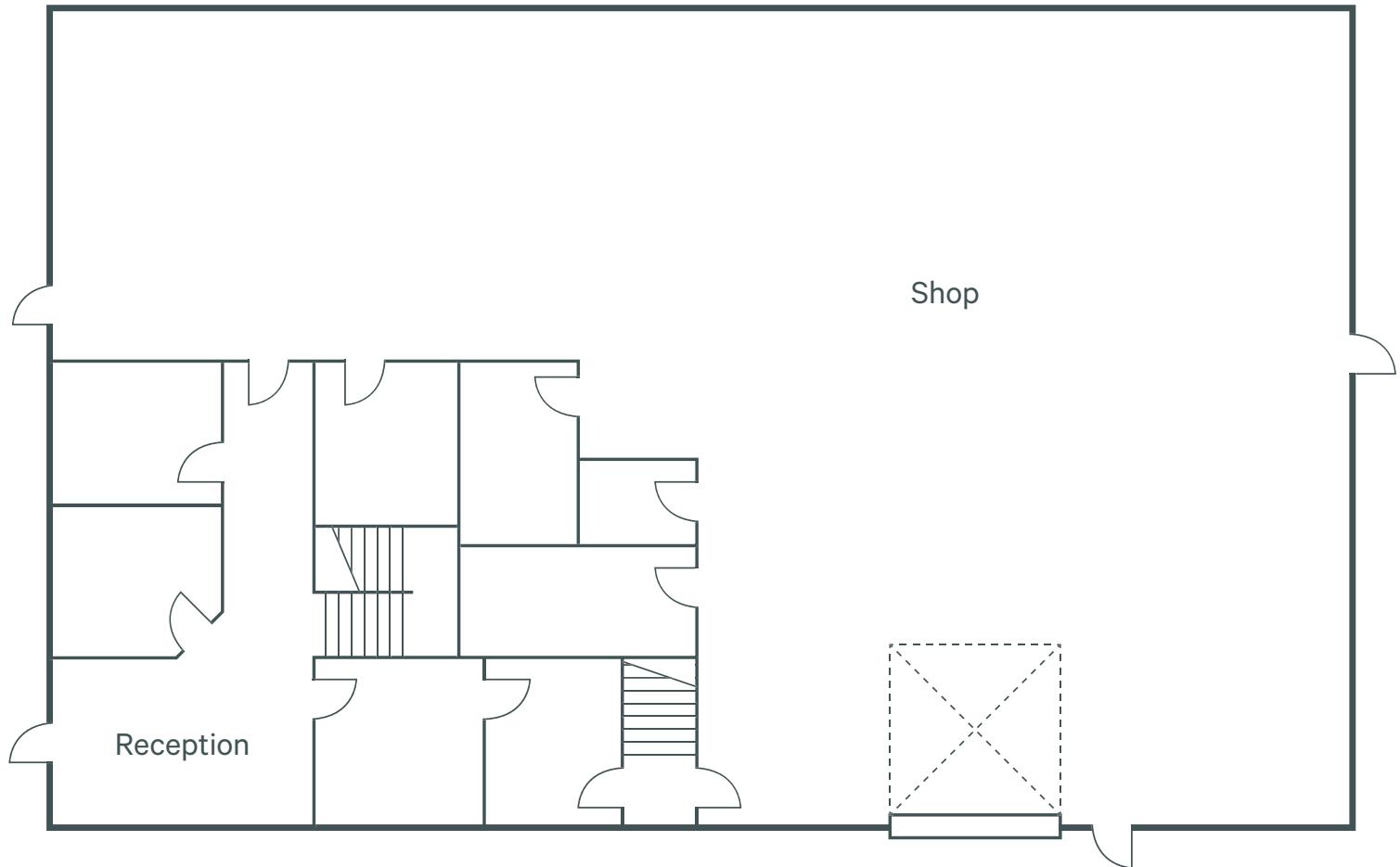
This freestanding industrial shop offers exceptional exposure to Sherwood Park Freeway, making it ideal for businesses seeking visibility and accessibility. Situated on a 0.82 acre site, the property features a fully fenced and gated yard, providing secure outdoor storage or operational space.

The building is equipped with heavy power capacity and multiple overhead cranes, making it well-suited for manufacturing, fabrication, or other heavy industrial uses. Its strategic location and robust infrastructure make it a rare opportunity in the Edmonton industrial market.

Legal Address	Plan 8022534; Block 1; Lot 13
Zoning	BE - Business Employment
Year Built	1998
Site Size	0.82 Acres
Available Area	Office: 2,680 SF Shop: 10,135 SF Total: 12,815 SF
Loading	(1) 14' x 18' grade level
Construction	Pre-engineered steel with IMP
Column Spacing	40' column span
Ceiling Height	25'8" clear, 20' under hook
Power	600 amp with transformers for all voltages 440,400,225 <small>*To be confirmed</small>

Heating	Forced air & radiant heating A/C in office
Lighting	Metal halide
Downdraft Fans	Yes
Fenced	Fenced & gated yard
Parking	Surface
Sumps	Yes
Cranes	(1) 5-Ton, (1) 10-Ton
Taxes (2025)	\$55,682.48
Sale Price	\$2,750,000.00
Available	Immediately

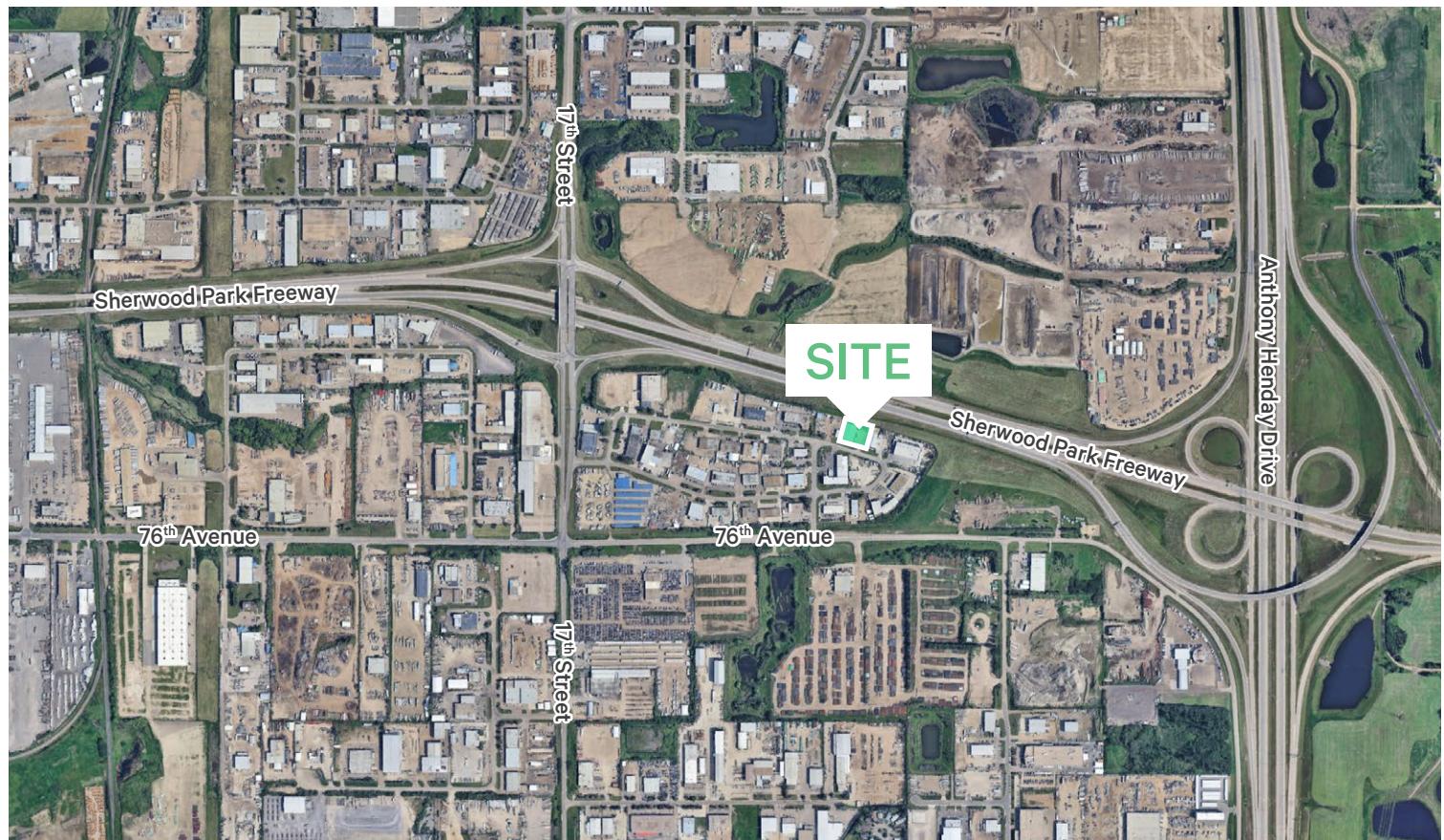
## Floor Plan



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For Sale



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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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