

High Exposure Shop

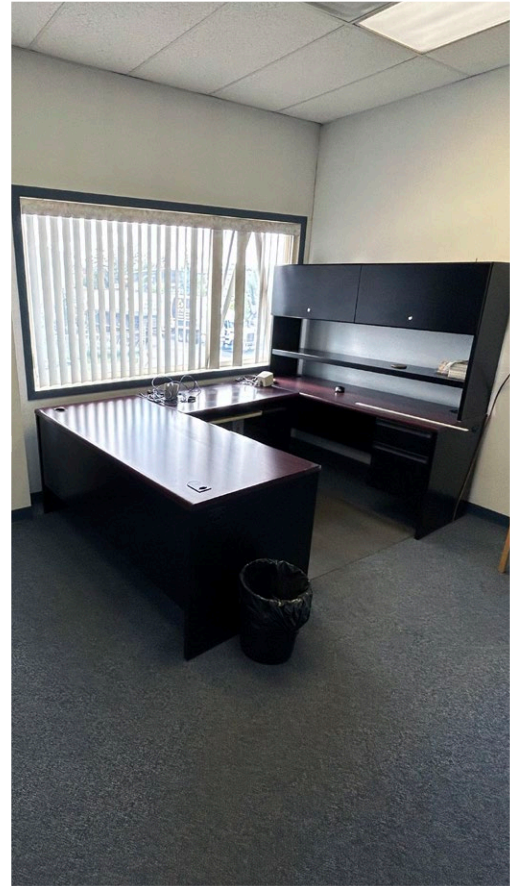
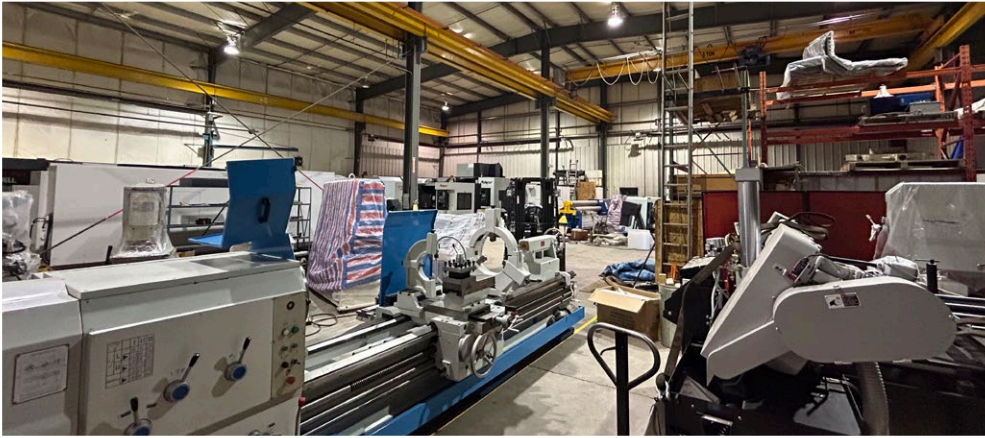
854 - 78th Avenue
Edmonton, Alberta
www.cbre.ca

5 & 10 Ton Cranes With Heavy Power



High Exposure Shop

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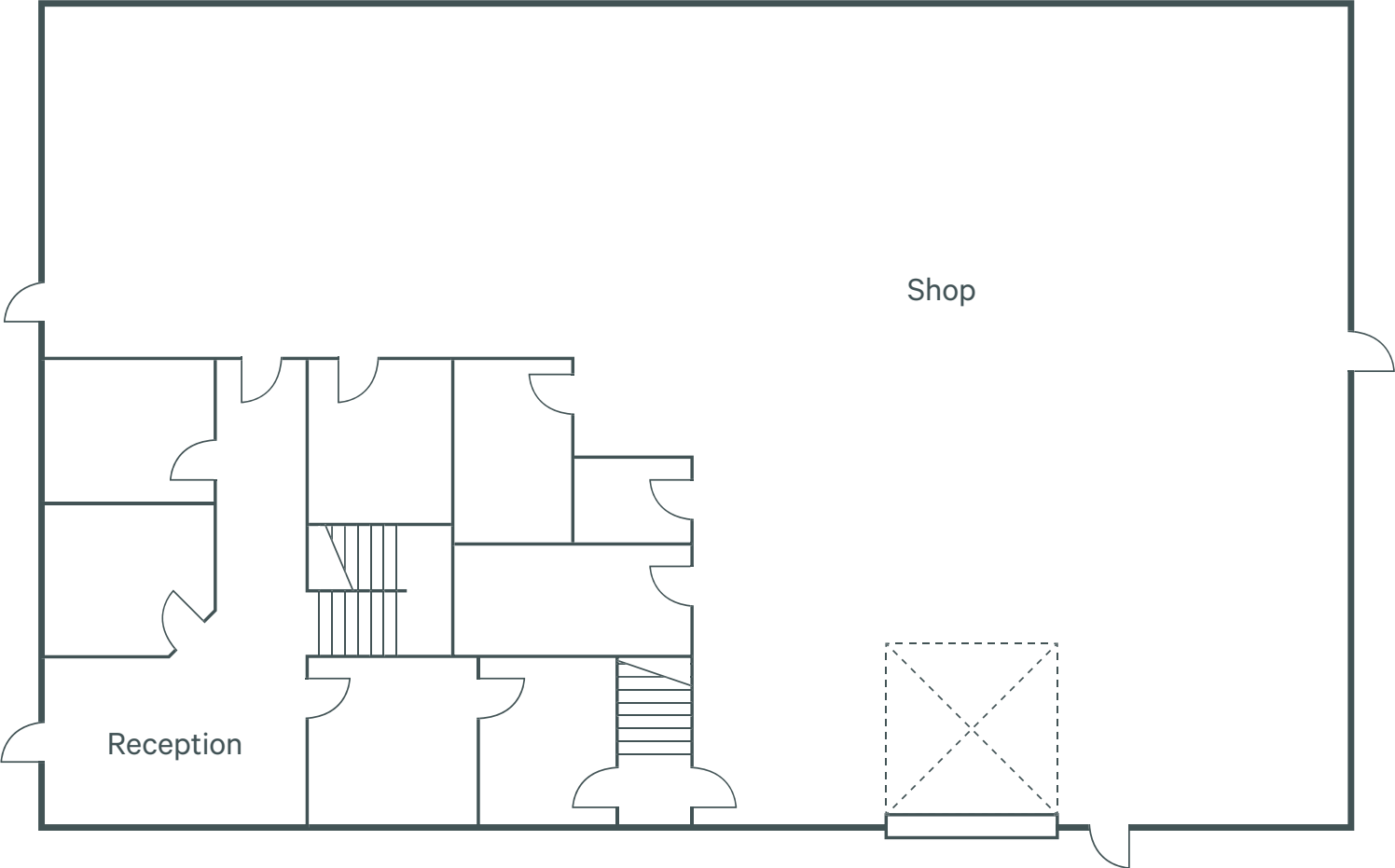
This freestanding industrial shop offers exceptional exposure to Sherwood Park Freeway, making it ideal for businesses seeking visibility and accessibility. Situated on a 0.82 acre site, the property features a fully fenced and gated yard, providing secure outdoor storage or operational space.

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 <i>*To be confirmed</i>		

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



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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