

FOR SALE

PERMACORP BUILDING

14646 112 Avenue NW, Edmonton, AB



110,141 SQUARE FEET

LIST PRICE: MARKET

4.12 ACRES



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**CUSHMAN & WAKEFIELD
Edmonton**
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PROPERTY DETAILS

SITE SIZE: 4.12 acres

**SITE COVERAGE
RATIO:** 61%

ZONING: IM - Medium Industrial

BUILDING SIZE: **Shop:** 101,039 SF
Office: 9,102 SF
Total: 110,141 SF

YEAR BUILT: 1980 (Additions added
thereafter)

CONSTRUCTION: Concrete block and metal frame
building with painted concrete
block, metal clad, building
exterior.

HEATING: Heating and cooling provided by
rooftop HVAC units, forced air
furnaces in the shop.

**LOADING
DOORS:** **South:** 1 - 8' grade/dock bi-fold
1 - 8' x 8' dock
3 - 12' x 14' grade
2 - 12' x 10' grade
1 - 14' x 14' grade
East: 8 - 10' x 12' grade
West: 2 - 10' x 10'
North: 1 - 10' x 10'

CEILING HEIGHT: 13' - 16' (Varies throughout)

POWER: 1600 Amp, 120/208 Volt

**CURRENT
INCOME:** \$838,326.00 per annum

LIST PRICE: **MARKET**

OVERVIEW



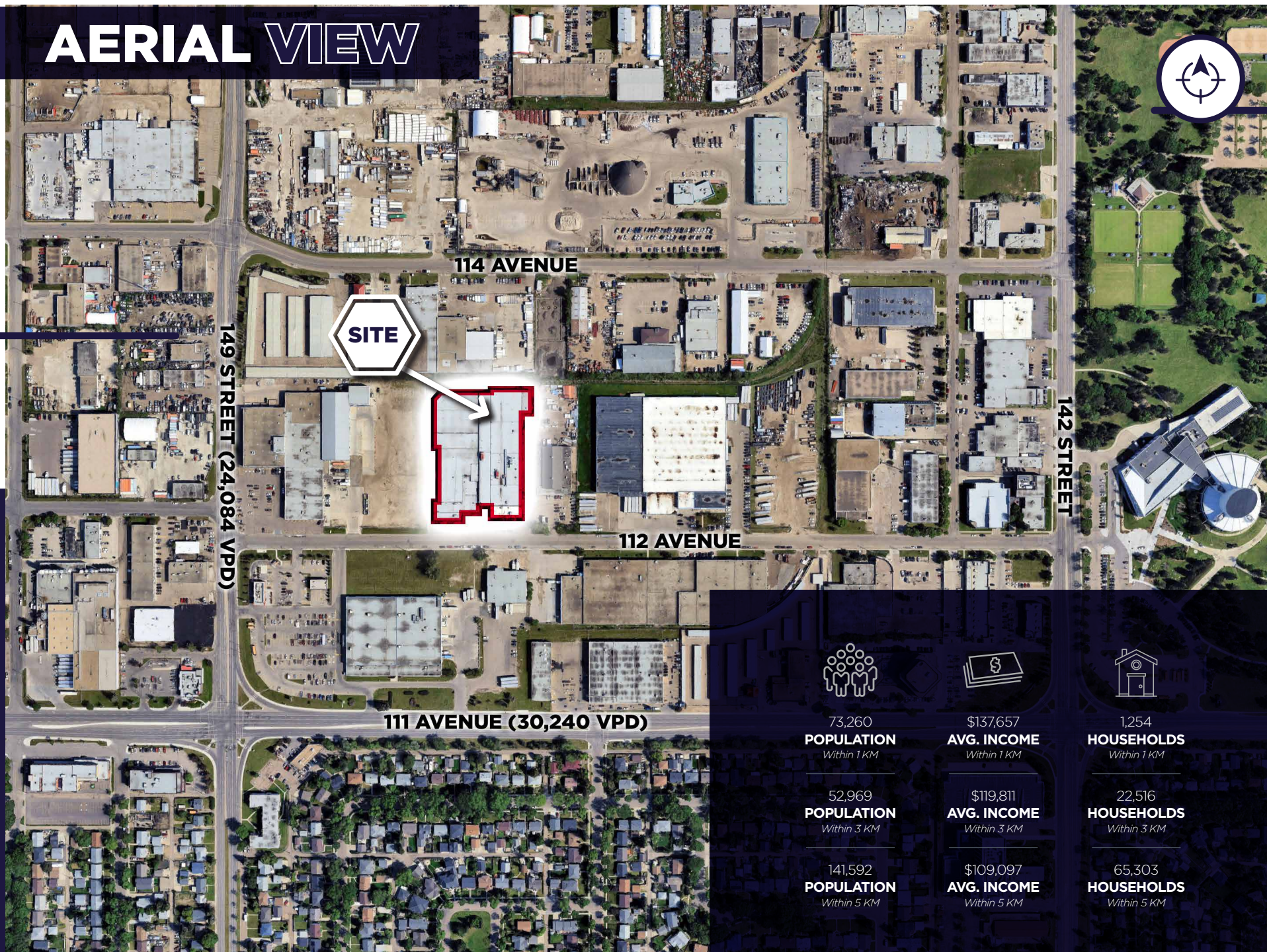
PROPERTY PHOTOS



Situated in northwest Edmonton's Huff Bremner Estate Industrial area, this 110,141 SF facility currently offers exceptional connectivity to key transportation routes—including 149 Street, Yellowhead Trail, and Anthony Henday Drive, and a recently completed full roof replacement.

This IM-zoned site features seamless access across the city and onward to major corridors.

AERIAL VIEW



111 AVENUE (30,240 VPD)



73,260

POPULATION

Within 1 KM



\$137,657

AVG. INCOME

Within 1 KM



1,254

HOUSEHOLDS

Within 1 KM

52,969

POPULATION

Within 3 KM

\$119,811

AVG. INCOME

Within 3 KM

22,516

HOUSEHOLDS

Within 3 KM

141,592

POPULATION

Within 5 KM

\$109,097

AVG. INCOME

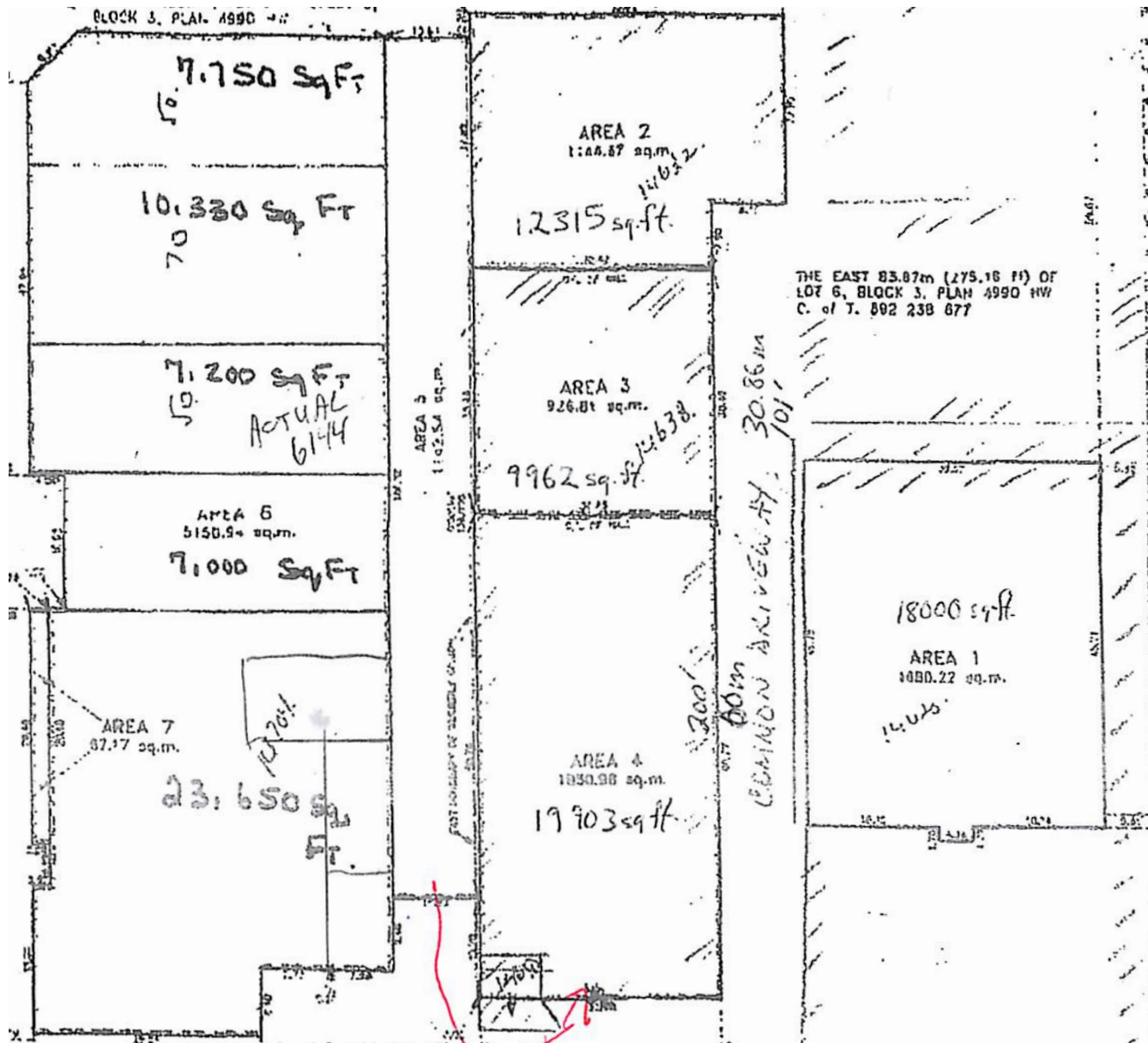
Within 5 KM

65,303

HOUSEHOLDS

Within 5 KM

SITE PLAN



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