

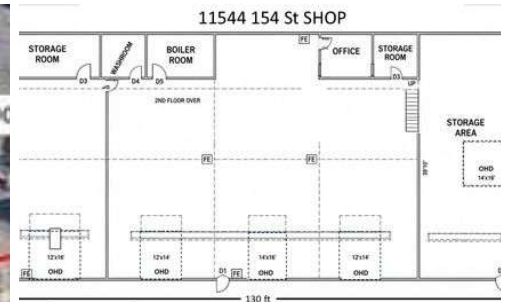
Rare 4.4 Acre Industrial W. Edm Asset!

Industrial: Warehouse/Office For Sale

11520 11530 11544 154 St NW, Edmonton, AB, T5M 3N8

Prepared on June 06, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Land, Office
Total Available Space	39,618 SF
Asking Price	\$8,500,000
Listing Price Per SF	\$214.55
Cap Rate (Actual)	-
Total Expenses	\$164,319
Investment	No
Possession	30 Days neg
Signage	Free-Standing
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$164,319 in 2025
Vacant	No
Available Date	Now

Days On Market	1 day
Date Listed	6/05/2026
Last Modified	6/06/2026
Listing ID	44954450
Electric Service	Yes, City, Epcor
Clear Height	16 - 20 ft
Ceiling Height	12 - 20 ft
Dock High Doors	Not present
Grade Level Doors	9
Owner Occupied	Yes
Parking Spaces	300
Water	Yes, City
Sanitary Sewer	Yes, City

Description

Tremendous Flexibility & Potential in this Rare Opportunity to acquire a 4.4 Ac IM zoned lot with 2 Industrial buildings totaling 31,000~ f2 & 1 Office Building @ 8150~ ft2 in the heart of Central West Edmonton's industrial area!

The site offers: 300 ft frontage on 156 St, a depth of 602 ft, paved & gravel yard, all secured by a 6-foot chain link fence.

THE OFFICE (c.2006): Two story brick building with A/C is, 8150~ sq ft., Ideal for head office, admin/multi-department operations.

THE SHOP (c, 2008), 60 ft x 130 ft – 7800~ sq ft plus 1200~ sq ft mezzanine, CO2 monitoring & ventilation, concrete block construction with sumps & 5 overhead grade doors:

2 @ 14 ft w x 16 ft h

2 @ 12 ft w x 14 ft h
 1 @ 12 ft w x 16 ft h
 Ceiling clearance 19.5 ft

THE WAREHOUSE: (c. 1973), 22,000~sq ft, metal clad, +1200 ft2 mezzanine with 4 overhead grade doors:

1 @ 19.5+ ft w x 14 ft h
 1 @ 19.5+ ft w x 12 ft h
 1 @ 19.75 ft w x 13.3 ft h
 1 @ 16 ft w x 14 ft h

16+ ~20 ft ceiling heights suited for warehousing, fabrication, logistics, or industrial operations.

Power is 400A, 120/208V as per EPCOR,
 All details to be confirmed by Purchaser

Property Features

Location Details

Address	11520 11530 11544 154 St NW, Edmo...	Center/Park Name	Garside Industrial
Zoning	IM Medium Industrial	Cross Street	156 St & 115a Av
Parcels	e06795d992199d925c49e2eb724155...	Water Frontage	Not present
Name	11520, 11530, 11544 154 St Nw		

Building Details

Sub Type	Warehouse/Office	Sprinklers	-
Building Status	Existing	Industrial Space	30,000 SF
Building Size	39,618 SF	Office Space	8,150 SF
Land Size	4.44 Acres / 193,459 SF	Water	Yes, City
Number of Buildings	3	Sanitary Sewer	Yes, City
Number of Floors	2	Natural Gas	Yes, City
Year Built/Renovated	1973, 2008	Rail Service	No
Primary Constr. Type	Masonry	Cranes	Not present
Occupancy Type	Single Tenant	Floor Size	2,880 - 22,000 SF
Yard	Yes: Fenced and Paved	Largest Contiguous	22,000 SF
Electricity	Yes, City, Epcor	Mezz. Office SF	1,200 SF
Clear Height	16 - 20 ft	Mezz. Unfinished SF	1,200 SF
Ceiling Height	12 - 20 ft	Restrooms	5
Dock High Doors	Not present	Heated	Yes
Grade Level Doors	9	Owner Occupied	Yes
Cross Dock Doors	Not present	Warehouse HVAC	Yes
Rail Doors	Not present		

Property Listings

1 Listing | 39,618 SF | \$8,500,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Warehou...	-	39,618 SF	\$8,500,000	Now	-	-	-	-	-	-