







NEWLY RENOVATED FREESTANDING INDUSTRIAL BUILDING



41,349 sf building on 2.87 acres in Northwest Edmonton

-  10,658 sf of office and showroom space across two floors
-  Building will have a new roof completed in early Q2 2026
-  LED lighting throughout the warehouse
-  Fully fenced asphalt yard & marshalling area
-  Well located with close proximity to 149 Street & St. Albert Trail
-  Easy access to both Yellowhead Trail and the northeast section of Anthony Henday Drive

GET MORE INFORMATION

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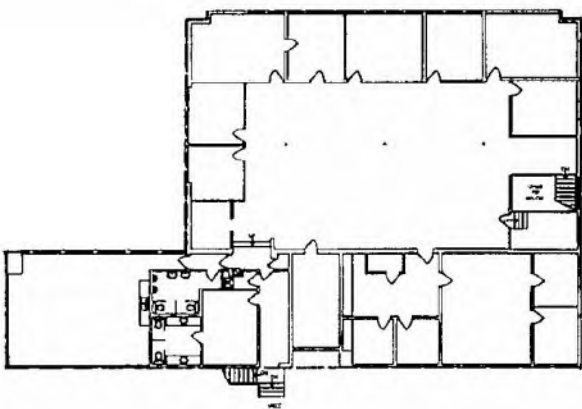
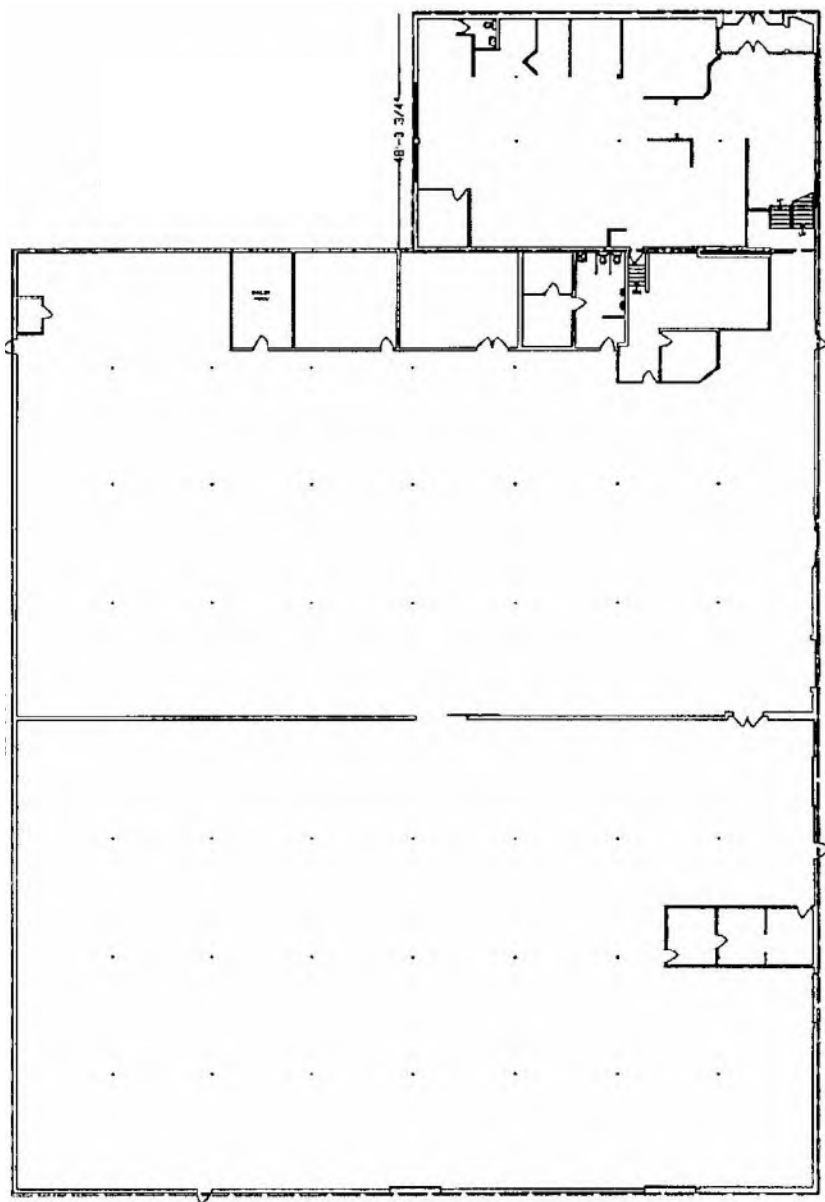


Offering summary

Legal Description:	Plan 5951KS Block 3 Lot 2
Available Area:	Office (two floors) 10,658 sf Shop/Warehouse 30,691 sf Total 41,349 sf
Site Size:	2.87 acres
Zoning:	IM - Medium Industrial
Loading:	Covered dock & ramped grade
Power	3 Phase 4 Wire 600 Amp 208 Volt
Ceiling Height:	15'
Operating Costs:	\$3.53 psf (2025)
Lease Rate:	\$8.75 psf

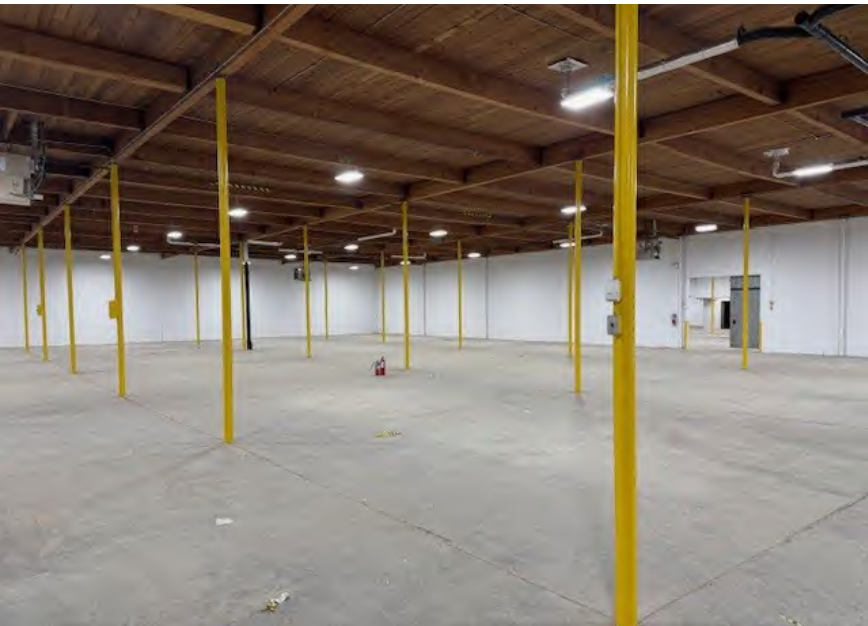
Sale Price: \$6,600,000 (\$160 psf)

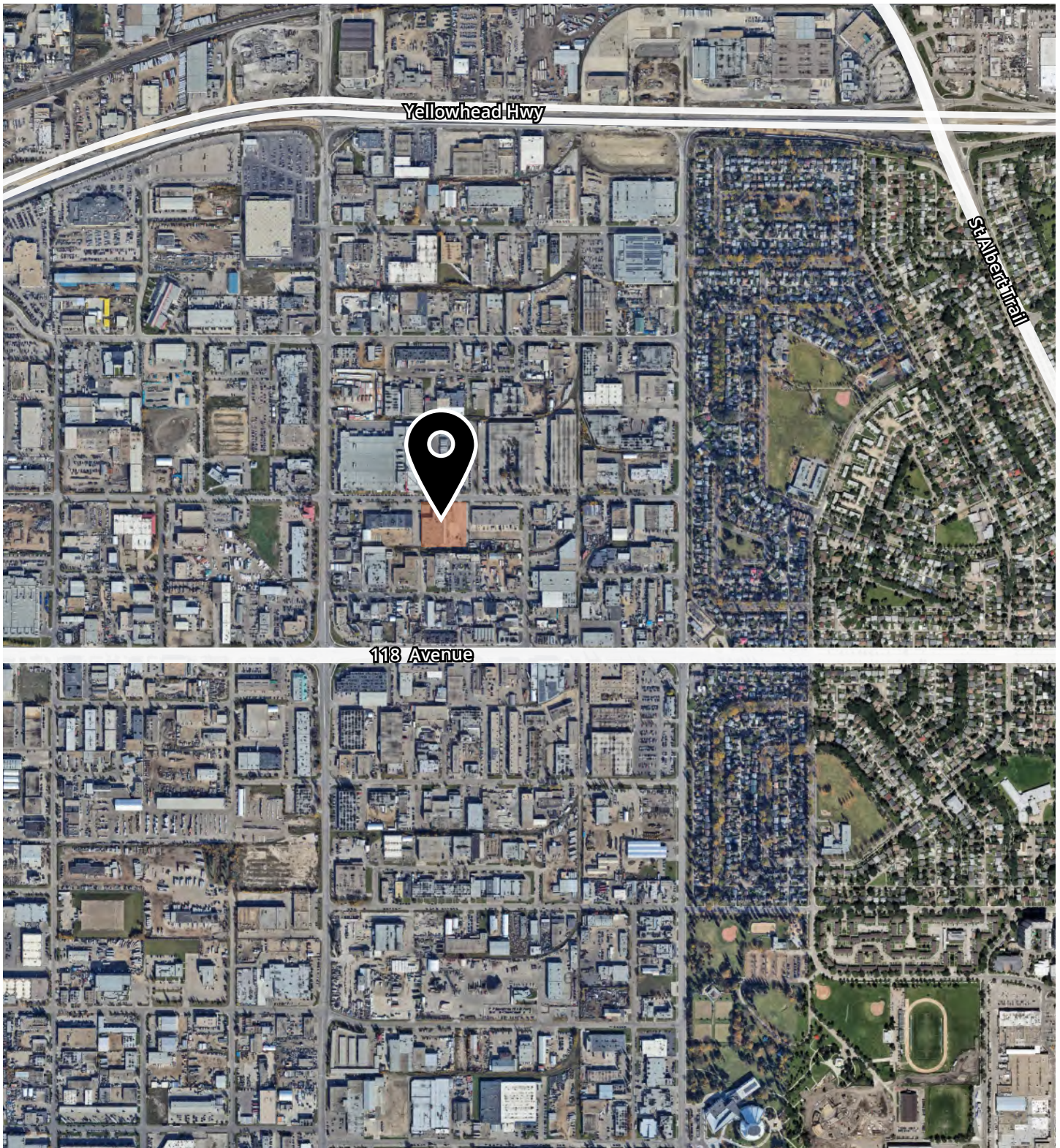




Second floor
Office area - 6,780 SF

Main floor
Office area - 3,878 SF
Warehouse - 30,691 SF





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