

PRICE REDUCED

**HEAVY POWER
MULTIPLE CRANES**

FOR SALE/LEASE

HEAVY MANUFACTURING FACILITY

7504 52 Street
Edmonton, AB

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PROPERTY HIGHLIGHTS

- Two buildings consisting of office and warehouse for a total of 35,963 SF
- Excellent access to 50th Street, Sherwood Park Freeway, Whitemud Drive and Anthony Henday
- Yard is reinforced concrete
- Heavy power with multiple cranes
- Heated & attached quonset



Sale Price:
~~\$5,200,000 (\$145/SF)~~
\$4,900,000

Lease Rate:
~~\$9.00/SF~~
\$8.50/SF

PROPERTY DETAILS

Municipal Address:
7504 - 52 Street

Legal Description:
Plan 4795RS, Block 3, Lot 4

Zoning:
IM (Medium Industrial)

Neighbourhood:
Davies Industrial East

Lease Rate:
\$9.00/SF

Available:
35,963

Sale Price:
\$5,200,000

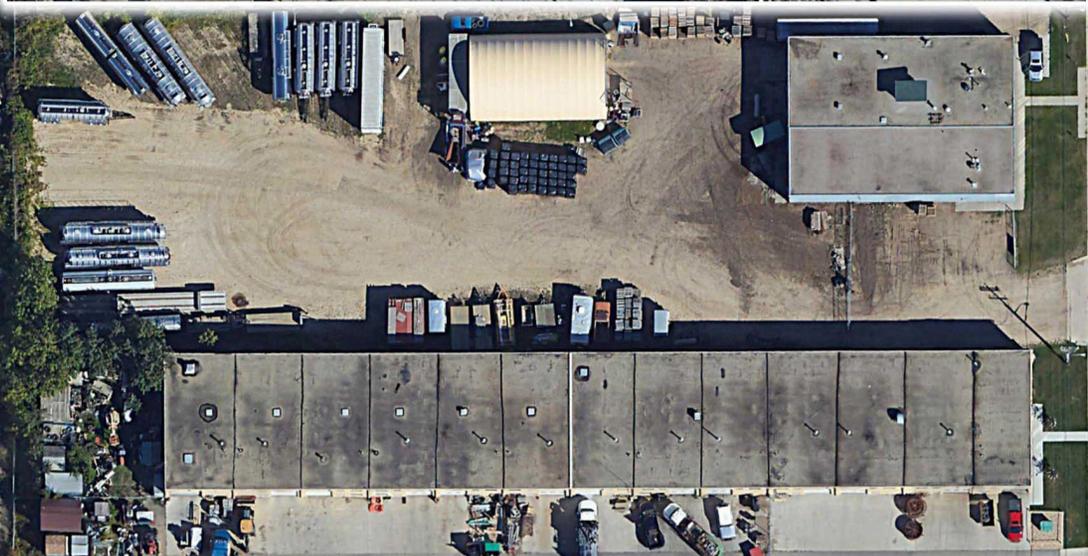
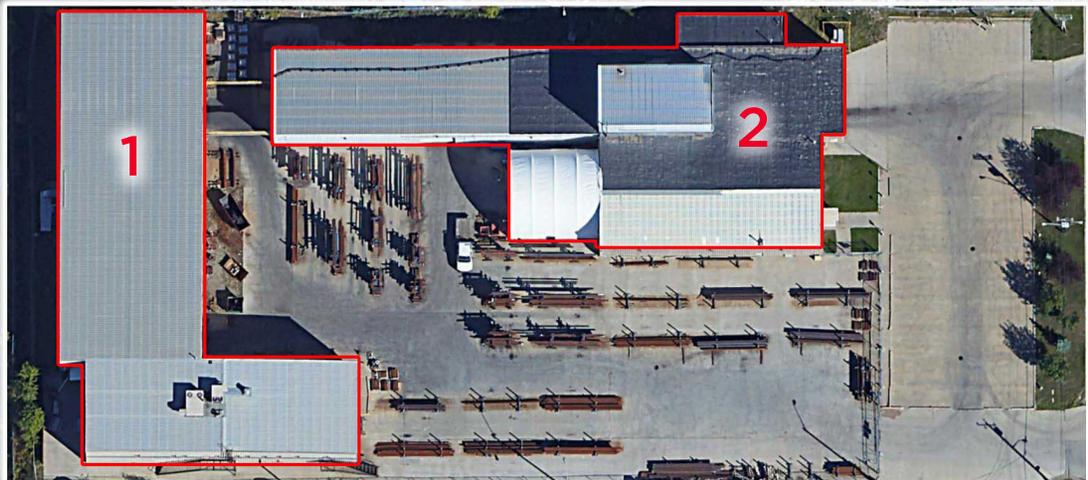
Taxes (2024):
\$124,085.46

Building 1
Total 19,769 SF

Building 2:
Total 16,194 SF

Total Square Footage
35,963 SF

Land Size
2.26 Acres



BUILDING 1

Shop ±9,759 SF
Office 5,005 SF
Storage 5,005 SF
Total 19,769 SF

Ceiling Height:
21' clear

Crane:
10 Ton bridge crane
with 3-Ton & 7-Ton Hoist

Loading:
Two Grade (14'W x 16'H)

Power:
800 Amp, 480 Volt (TBC)

Lighting:
LED & Incandescent

Heating:
Radiant Tube
Make-Up Air Unit

Offices:
13 Private Offices
Lunchroom
Boardroom
Open Reception Area



BUILDING 2

Shop ±13,291 SF

Office 2,903 SF

Total 16,194 SF

Ceiling Height:

17' Under Hook

Crane:

10 Ton Bridge Crane

5 Ton

3 Ton

Bridge - no hoist

Loading:

Dual Hinge Grade

13' 7" W x 14' 6" H (West)

OH Grade 16' W x 16' H (South)

OH Grade 14' W x 16' H (East)

OH Grade 14' x 14'

Power:

1,200 Amp, 480 Volt
(TBC)

Lighting:

LED & Incandescent

Heating:

Radiant tube &
forced air

Office:

Reception

Private Offices

Lunchroom

Heated Quanset

40' x 36'



INTERIOR PHOTOS



EXTERIOR PHOTOS



PROPERTY PHOTOS

OFFICE



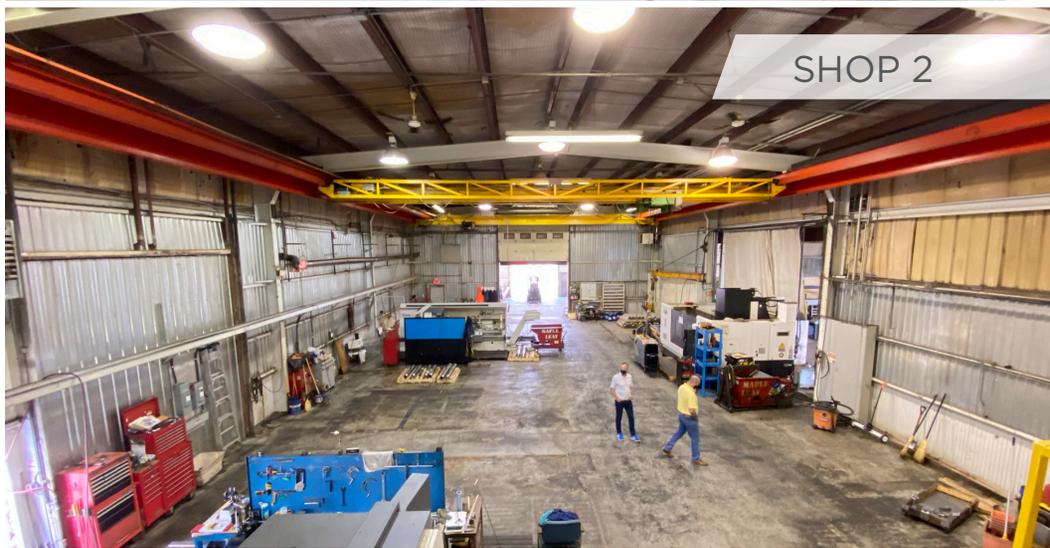
SHOP 1



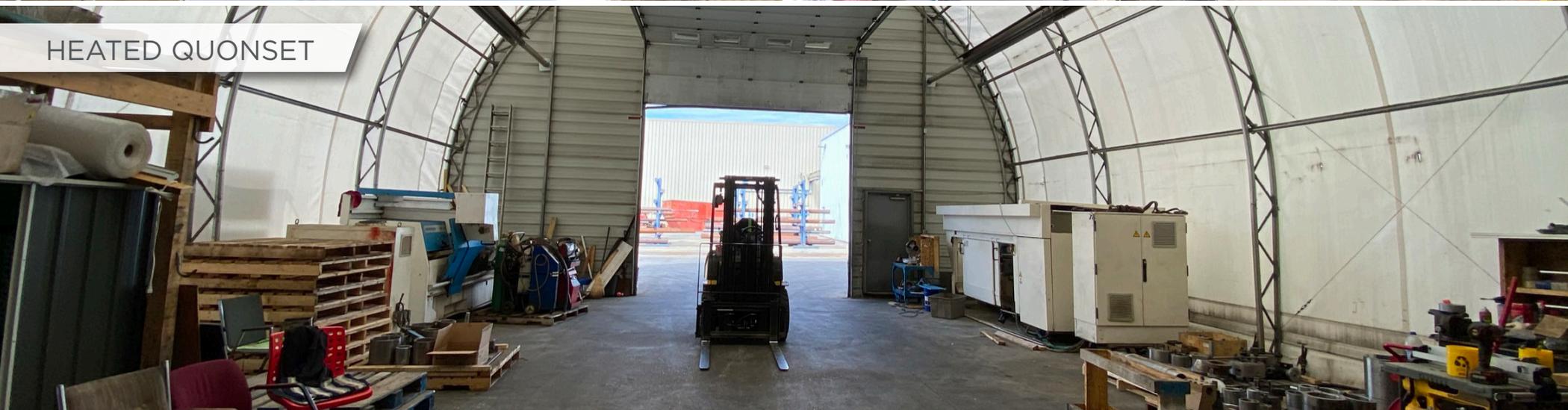
SHOP 2



SHOP 2



HEATED QUONSET



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