

FOR SALE/LEASE

36,871 SF ON 2.42 ACRES

14545 115 AVENUE, EDMONTON, AB

REDUCED PRICE

PRICE FURTHER REDUCED

AVAILABLE IN 30 DAYS

SALE PRICE
~~\$4,095,000~~
\$3,495,000



CAN BE REMOVED

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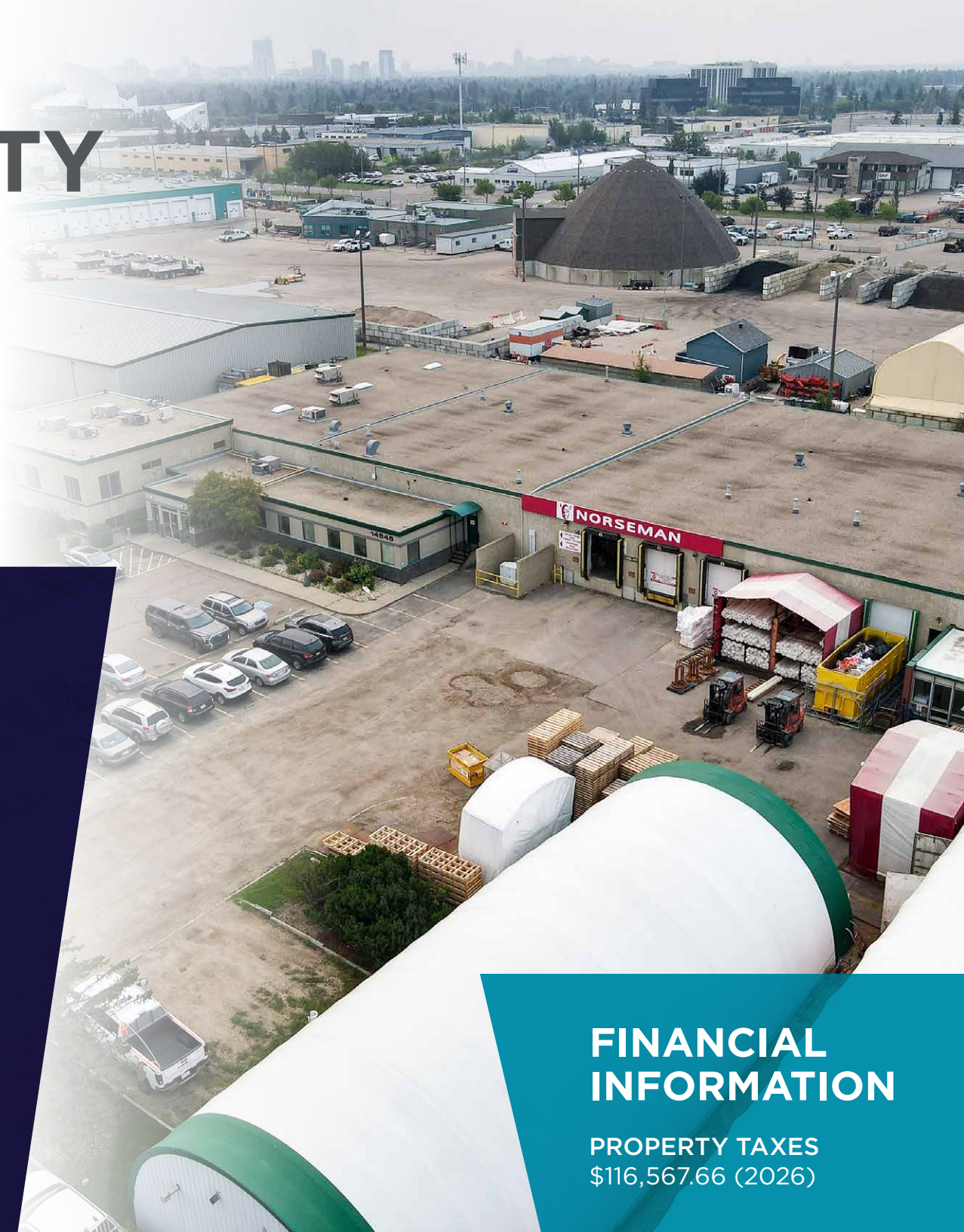
Doug Rae
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The OPPORTUNITY

The Property is situated in Huff Bremner Estate Industrial area, a prominent industrial hub in West Edmonton, offering easy access to major arterials such as Yellowhead Trail, 170 Street NW, and Anthony Henday.

Ideal for manufacturing, warehousing, or large scale industrial operations.

Partially paved, partially graveled surface yard with two access points.



PROPERTY DETAILS

MUNICIPAL ADDRESS

14545 115 Avenue,
Edmonton, AB

LEGAL DESCRIPTION

Plan 499HW, Block 4, Lot 7

YEAR BUILT

1965

MARKET

Huff Bremner Estate
Industrial

LOADING DOORS

4 dock 8'x10'

CLEAR HEIGHT

12'

ZONING

IM - Medium Industrial

POWER

3 Phase, 800A, 120/208V

BUILDING SIZE

Main Floor:
34,583 SF

Second Floor Office:
2,288 SF

Total:
36,871 SF

SITE SIZE
2.42 Acres

SITE COVERAGE RATIO
35%

QUONSET SIZE

A - 6,000 SF
120' x 50'

B - 3,200 SF
80' x 40'

LEASE RATE

\$7.95 per SF

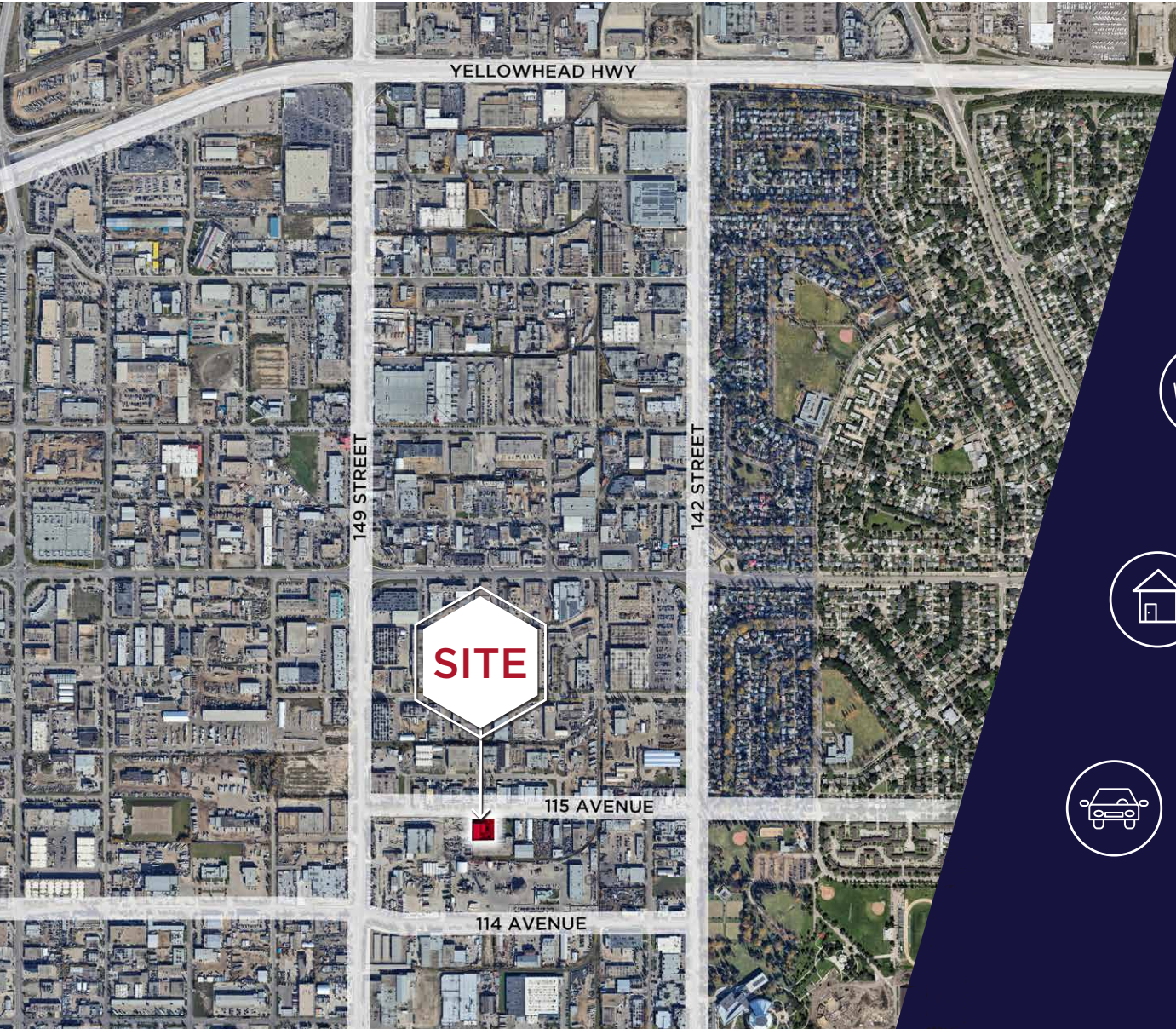
FINANCIAL INFORMATION

PROPERTY TAXES
\$116,567.66 (2026)

Property PHOTOS



The LOCATION



DEMOGRAPHICS



Population

1KM	3KM	5KM
2,921	47,889	131,269



Average Income

1KM	3KM	5KM
\$101,167	\$117,329	\$109,173



Household

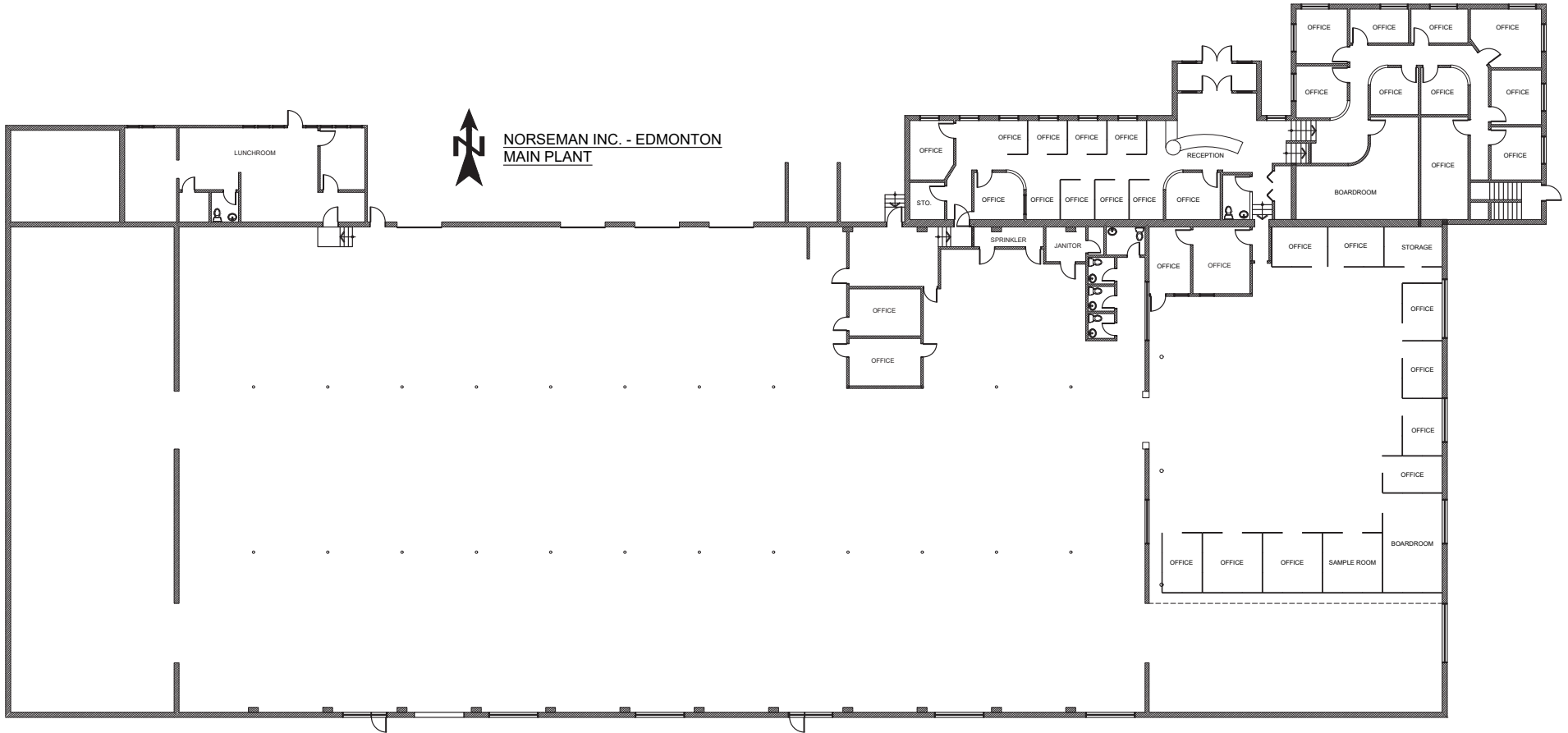
1KM	3KM	5KM
1,161	20,069	58,811



Vehicles per Day

14,100 on 142 Street in 2022
27,600 on 111 Avenue in 2022
22,100 on 149 Street in 2022

Floor Plan



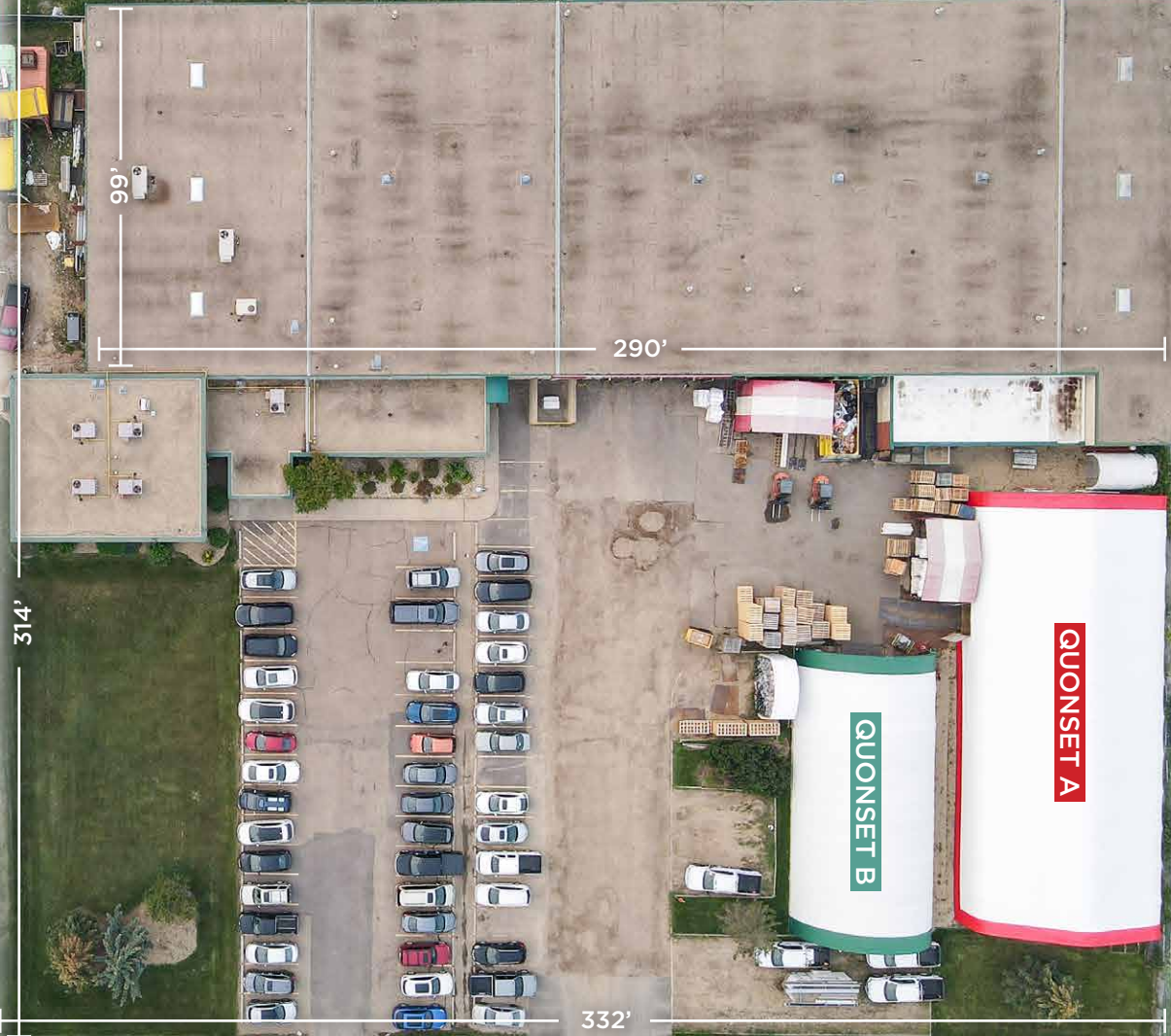
14525 115 Avenue
FOR SALE
18,800 SF on
1.09 Acres

[click here for brochure](#)



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*Property measurements not exact, for information purposes only



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