

PRICE REDUCTION

For Sale & Lease

±31,484 SF Industrial Facility on 3.4 Acres

2880 - 64 Avenue, Edmonton, AB

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Accelerating success.

Property Overview

Legal Address	Plan 5129AJ, Blk 20
Zoning	(IM) Medium Industrial
Year Built	1997 and 2000
Site Size	3.42 Acres
Building Area	± 31,484 SF
Warehouse	± 27,248 SF
Office	± 4,236 SF
Power	TBC
Ceiling Height	19' - 21'
Loading	10 Grade
Available	Immediately
Taxes (2025)	\$101,653.40
Op. Costs	TBC
Lease Rate	\$12.00 PSF
Sale Price	\$5,250,000 \$4,997,000



Close proximity to
major arterials



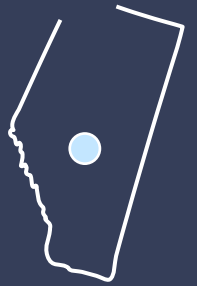
2 Buildings
on site



5-Ton crane

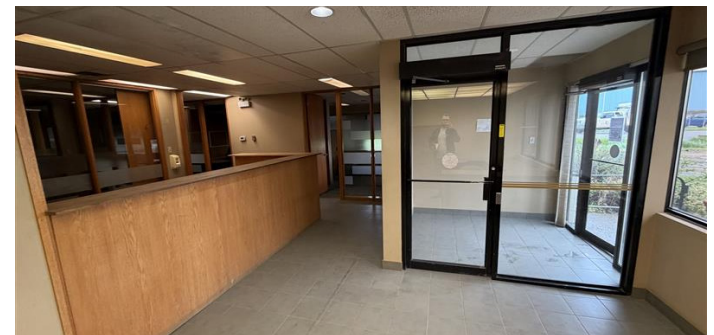


19% Site coverage



Features

- Clean Phase I Environmental (2026)
- 2 separate buildings on a large site offers opportunities for leasing or owner/user
- Asphalt/gravel yard
- Dual access points
- Ideal for storage/distribution users



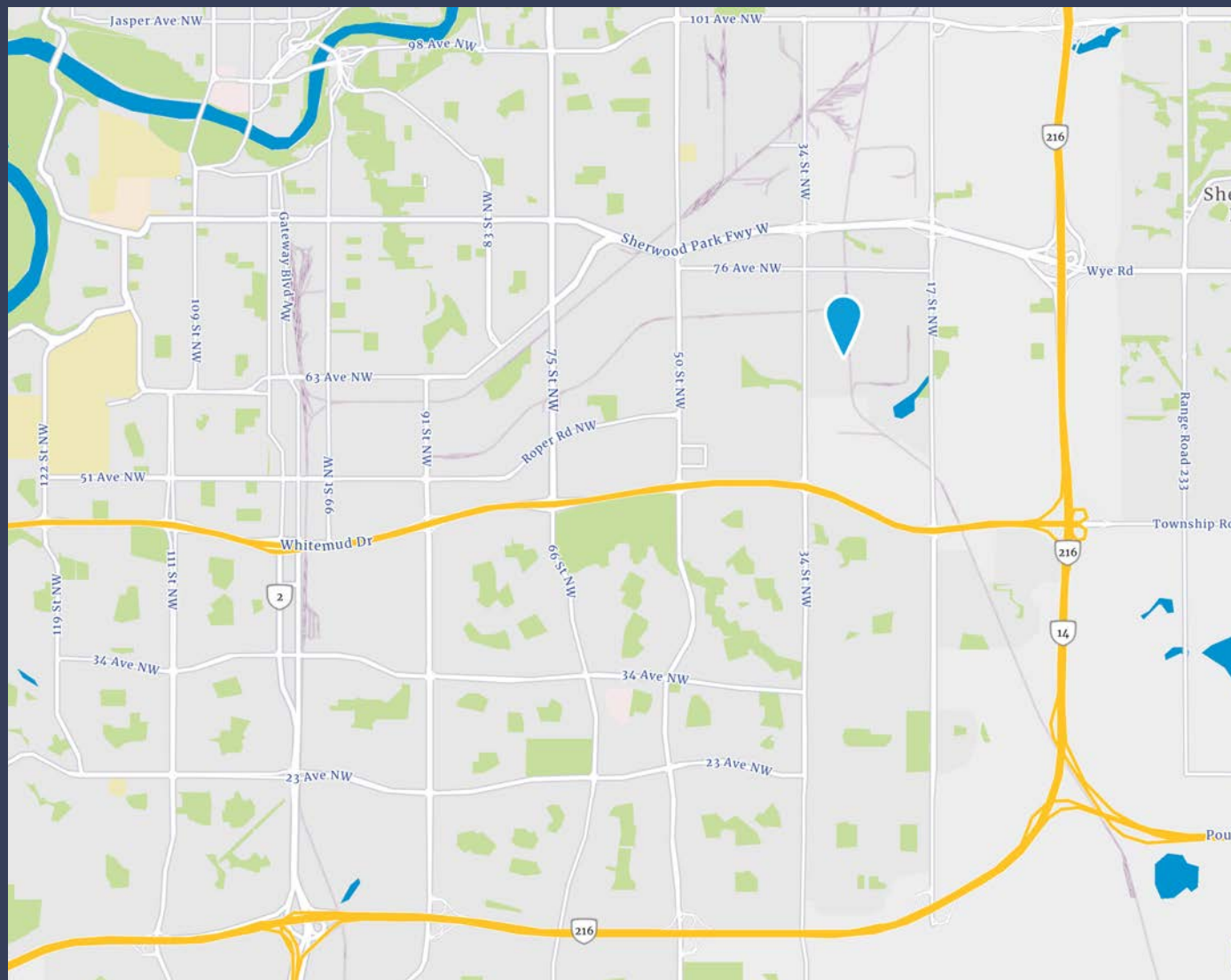


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