



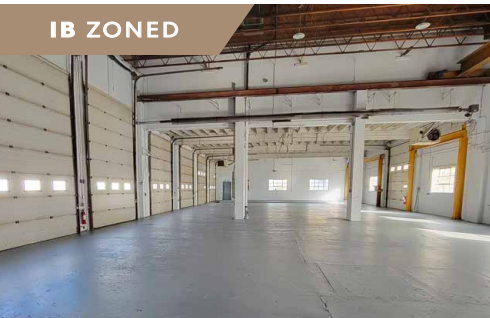
CENTRE 50

8105 - 50 STREET | EDMONTON | ALBERTA

FOR SALE



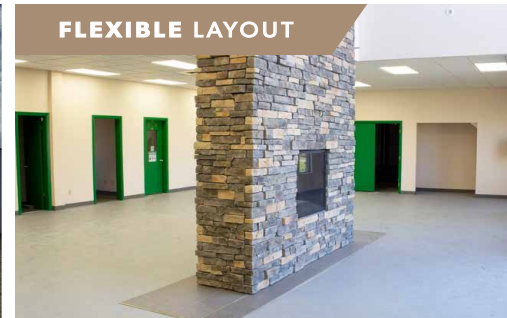
IB ZONED



MULTI-BAY FACILITY



FLEXIBLE LAYOUT



PROPERTY HIGHLIGHTS

- Great location off 50th street and Sherwood Park Freeway
- 18,500 sq. ft. (+/-) with extensive renovations
- Eight service bays, crane and wash bay
- Office/Retail, Warehouse, and Large Yard (1.3 Acres including easement)

76 GROUP CO.

#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676

76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 8105 - 50 Street, Edmonton, Alberta
- **PROPERTY TYPE** Industrial, Office
- **BUILDING SIZE**
Shop: 9,408 sq. ft. (+/-)
Storage: 2,208 sq. ft. (+/-)
Office: 6,783 sq. ft. (+/-)
TOTAL: 18,399 sq. ft. (+/-)
- **POSSESSION** Immediate
- **HEATING** Rooftop HVACs and Radiant Heat
- **LIGHTING** Fluorescent, Halide, LED

FINANCIALS

SALE PRICE | Market

LEGAL DESCRIPTION

Lot L, Plan 3466MC

PROPERTY TAX

\$60,655 (Estimated 2024)

- **CRANES** 1 x 5 Ton
- **OH DOORS** 4 x 16 sq. ft., 4 x 14 sq. ft.
- **POWER** 3-Phase, 120-208 Volt, 800 Amp

IDEALLY SUITED FOR

- Any Industrial Use

FLOOR PLAN

18,500 sq. ft. (+/-) sq. ft.



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DEMOGRAPHICS

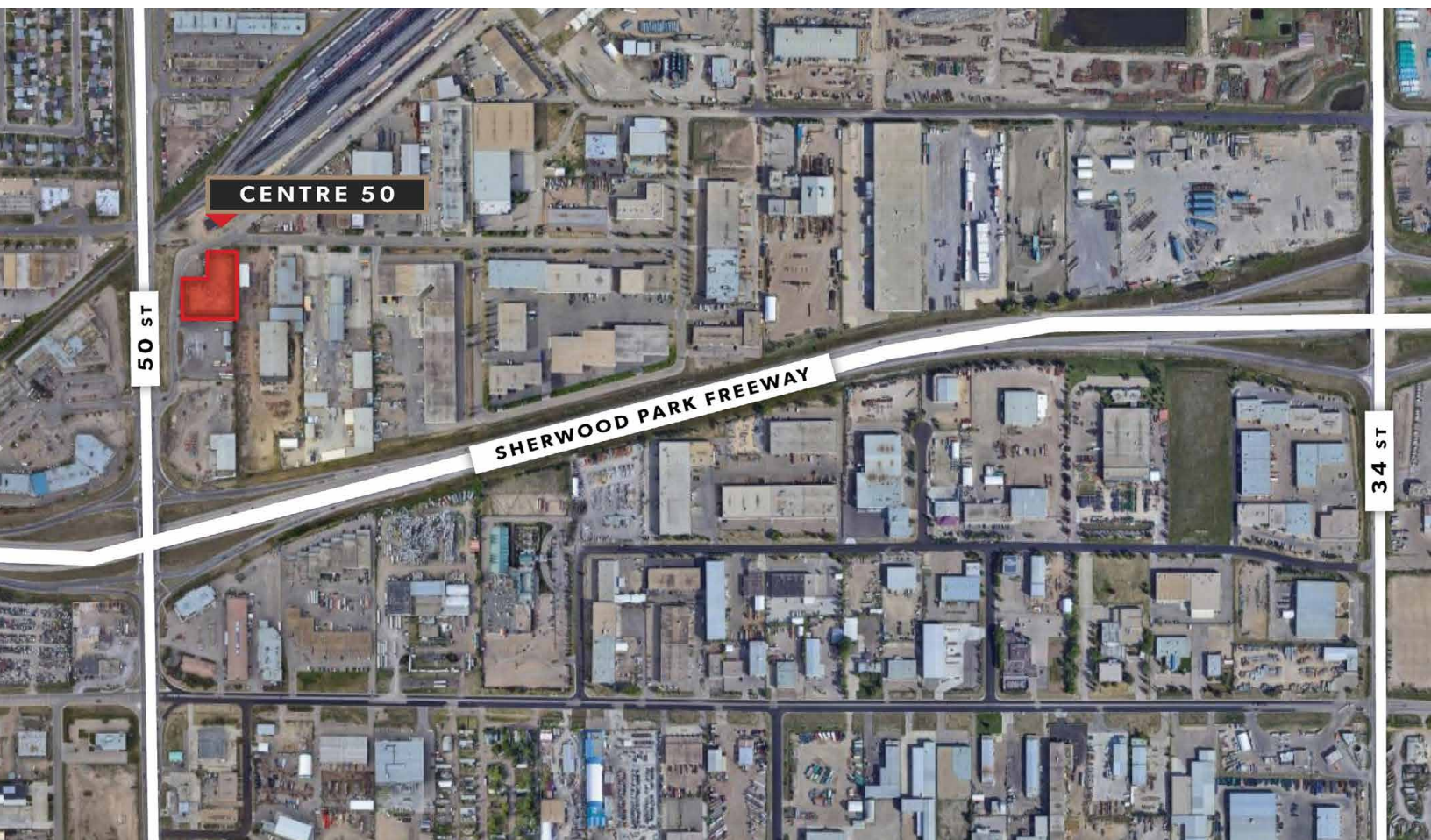
- **NEARBY POPULATION** Est. 50,000
- **COMMUNITIES NEARBY** Morris Industrial, Lambton Industrial, Weif Industrial, Davies Industrial
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

50 STREET
Estimated 32,000 vehicles per day

SHERWOOD PARK FREEWAY
Estimated 35,000 vehicles per day

AERIAL VIEW



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