



FOR SALE

INDUSTRIAL

YELLOWHEAD BUILDING

8610 Yellowhead Trail, Edmonton, Alberta

Property Description

Discover an exceptional opportunity with this remarkable property boasting direct exposure to the bustling Yellowhead Trail. This expansive offering features a 12,000 square foot building perfectly positioned on a spacious 0.43-acre parcel of land. Seamlessly blending convenience with connectivity, this location offers effortless access to Yellowhead Trail, Fort Road, Wayne Gretzky Drive, 97 Street, and the Anthony Henday, ensuring unparalleled accessibility throughout the city. Whether you're envisioning a vibrant retail space, a bustling office hub, or an innovative mixed-use development, this property's strategic location and generous dimensions provide a blank canvas for your aspirations. Capitalize on the prime positioning and let your vision thrive amidst the dynamic pulse of Edmonton's

\$1,795,000

SALE PRICE

\$31,080.32 (2023)

PROPERTY TAXES

12,000 SF

PROPERTY SIZE

0.43 ACRES

LOT SIZE

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DEMOGRAPHIC MAP



Detailed Information

Municipal Address:	8610 Yellowhead Trail
Legal Description:	4278MC; 59A; 4
Building Area:	12,000 SF
Land Area:	0.43 Acres
Year Built:	1962
Loading:	Grade (12'x14')
Sumps:	Yes
Construction:	Concrete
Lighting:	Metal Halogen

