

NEWLY RENOVATED FREESTANDING INDUSTRIAL BUILDING



**41,349 sf building on 2.87 acres in
Northwest Edmonton**

-  10,658 sf of office and showroom space across two floors
-  Building will have a new roof completed in early Q2 2026
-  LED lighting throughout the warehouse
-  Fully fenced asphalt yard & marshalling area
-  Well located with close proximity to 149 Street & St. Albert Trail
-  Easy access to both Yellowhead Trail and the northeast section of Anthony Henday Drive

**GET MORE
INFORMATION**

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Offering summary

Legal Description: Plan 5951KS Block 3 Lot 2

Available Area: Office (two floors) 10,658 sf
Shop/Warehouse 30,691 sf
Total 41,349 sf

Site Size: 2.87 acres

Zoning: IM - Medium Industrial

Loading: Covered dock & ramped grade

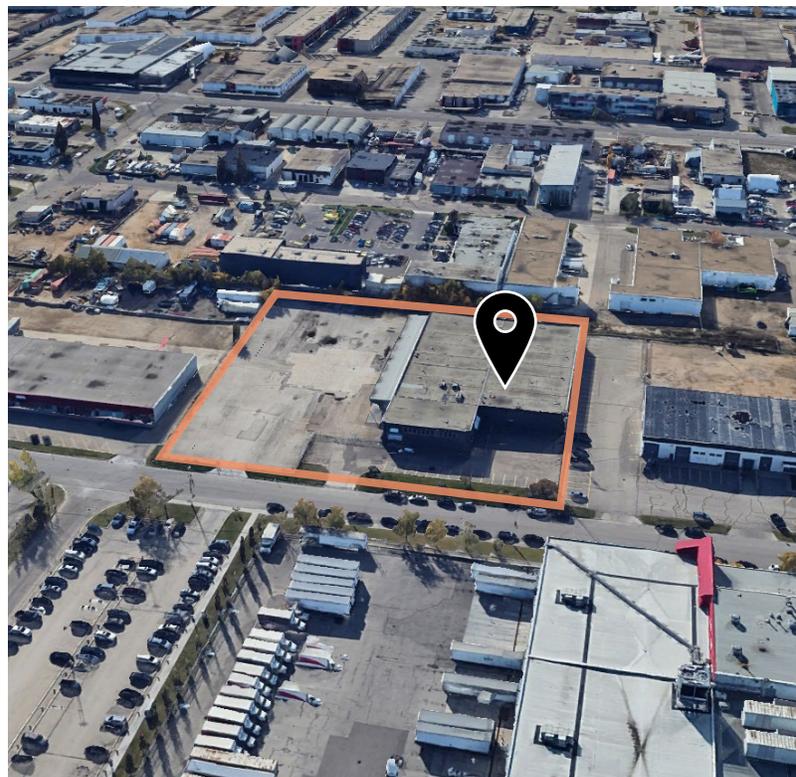
Power 3 Phase 4 Wire 600 Amp 208 Volt

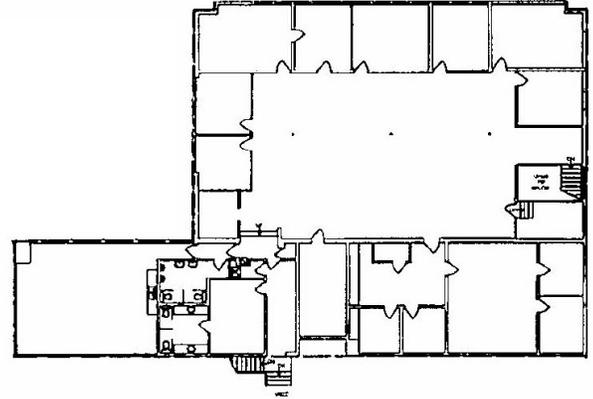
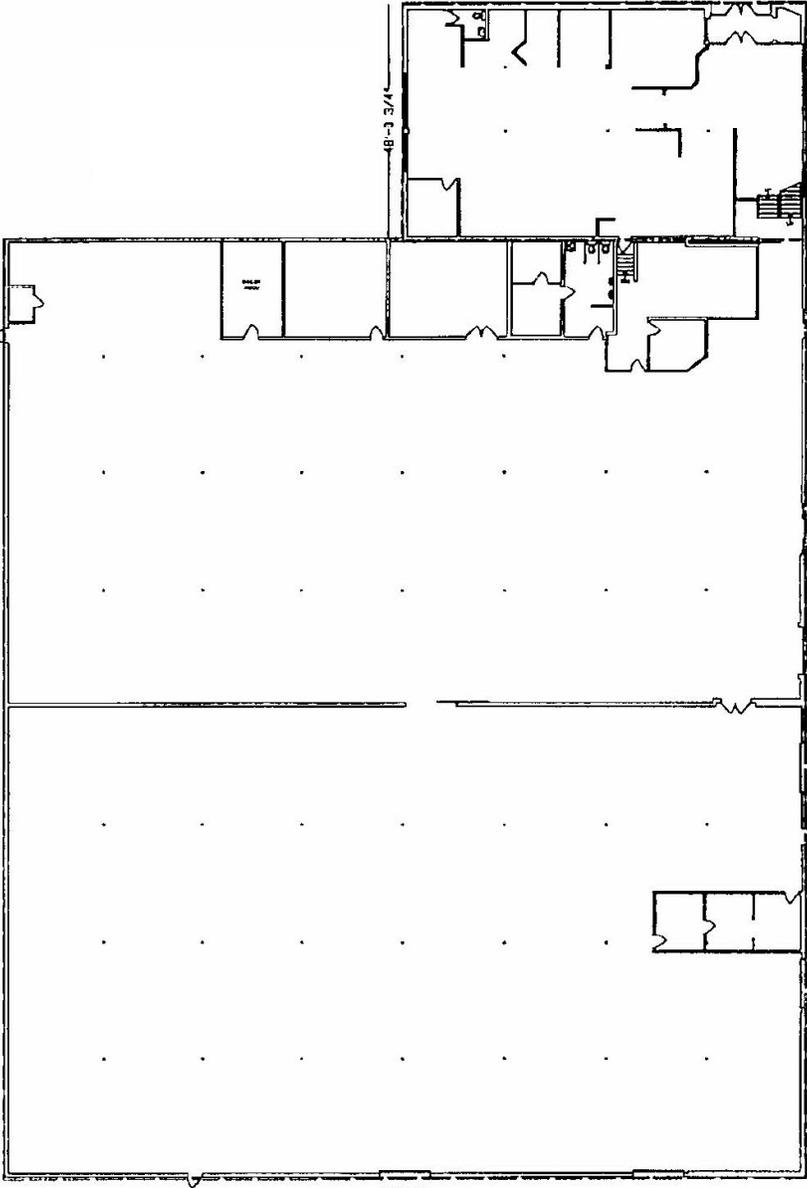
Ceiling Height: 15'

Operating Costs: \$4.09 psf (2026)

Lease Rate: \$8.75 psf

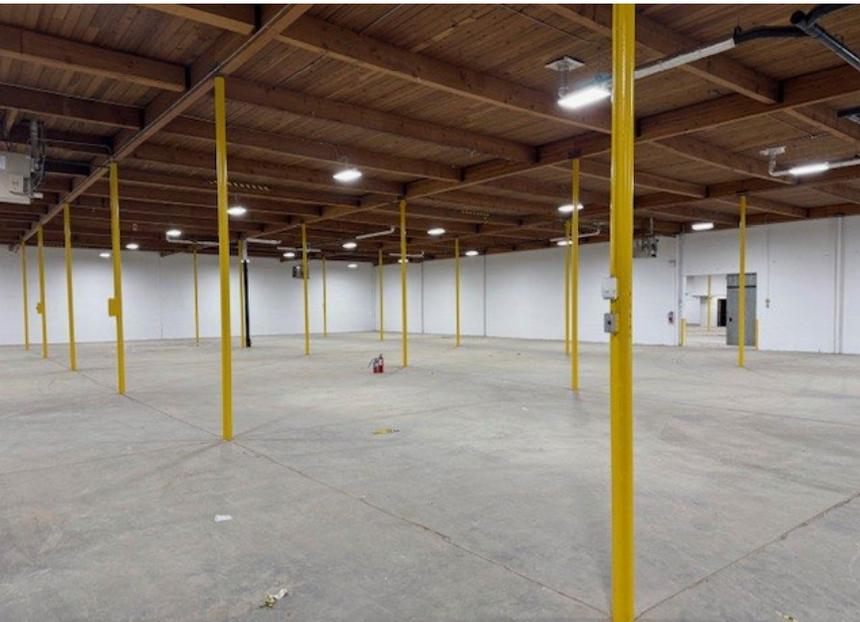
Sale Price: \$6,600,000 (\$160 psf)

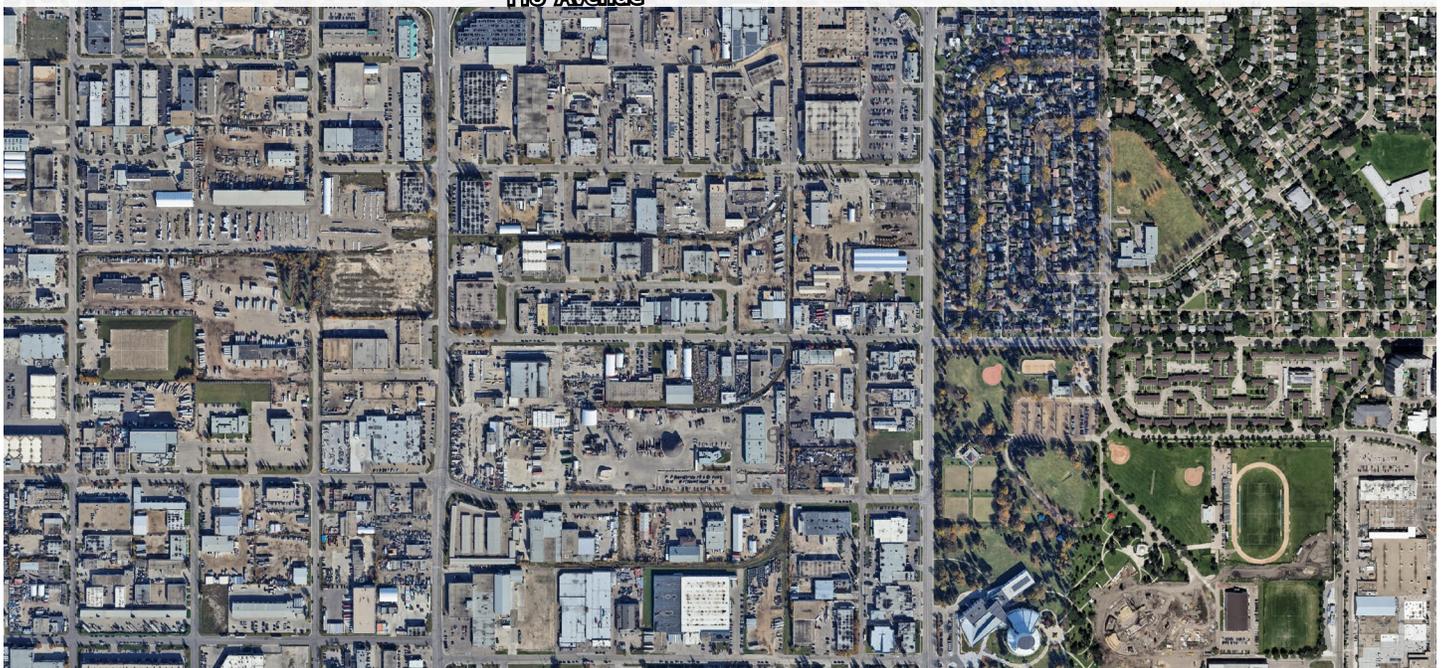
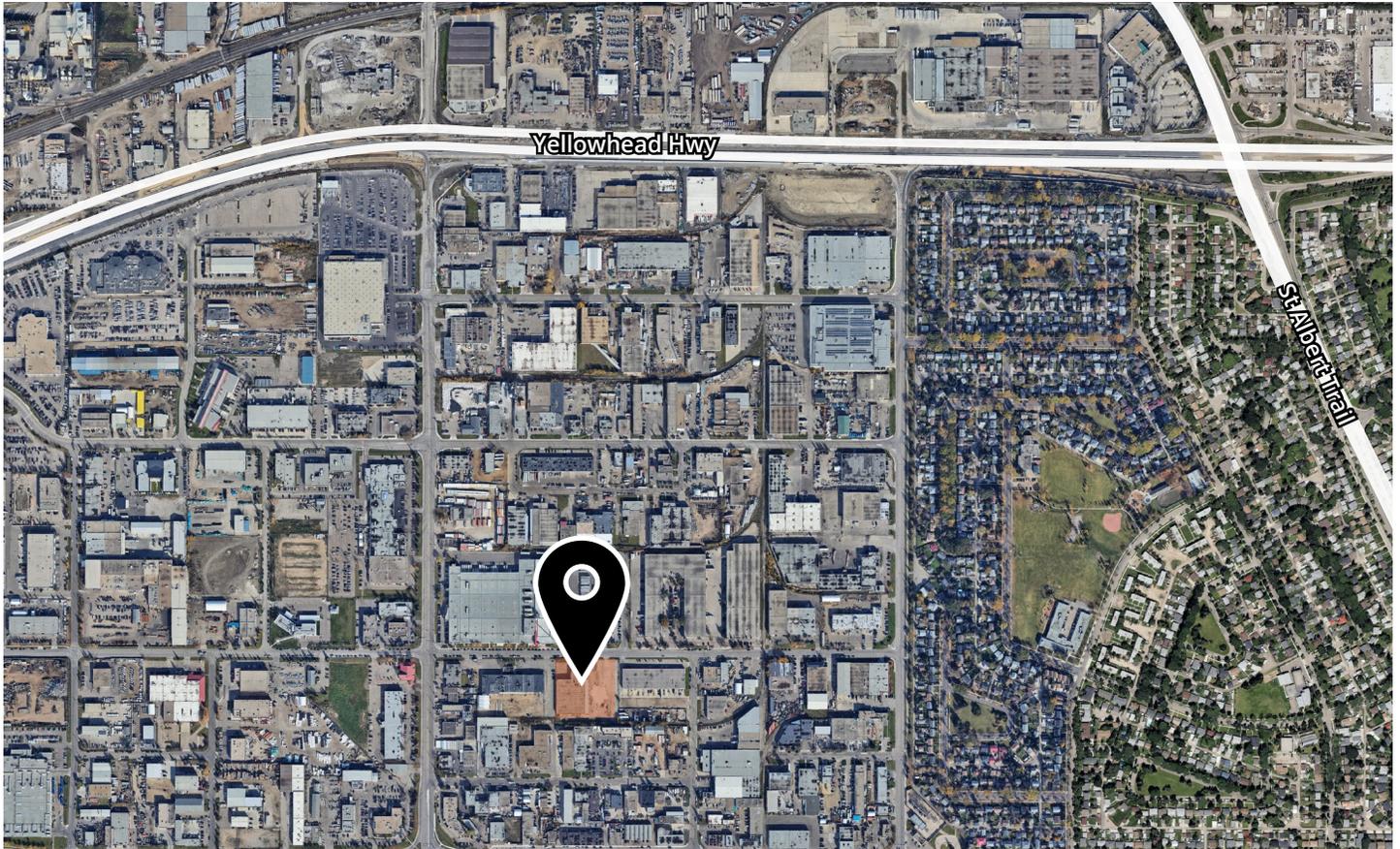




Second floor
Office area - 6,780 SF

Main floor
Office area - 3,878 SF
Warehouse - 30,691 SF





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