

# Investment Sale Opportunity

## 100% Leased, Institutional Tenant

savills

FOR SALE

19121 - 118A Avenue, Edmonton, AB





## PROPERTY OVERVIEW

This 100% leased industrial investment in northwest Edmonton offers secure, stable cash flow from a long-term institutional tenant.

The 44,043 SF facility, built in 2008, includes office, cross-dock, and repair space on a 31.48-acre site, with ~16.3 acres improved.

Located in the White Industrial area with excellent access to Anthony Henday Drive and Highway 16, the property features modern construction, high clear heights, and extensive dock and grade-level loading—making it a strong turnkey investment with future development potential.

Current tenant, TransX, has high-quality covenant as a subsidiary company of CN Rail.





#### SPACE PROFILE

44,043 SF

Building

31.48 acres

Property

2008

Year Built

IM

Zoning

Market

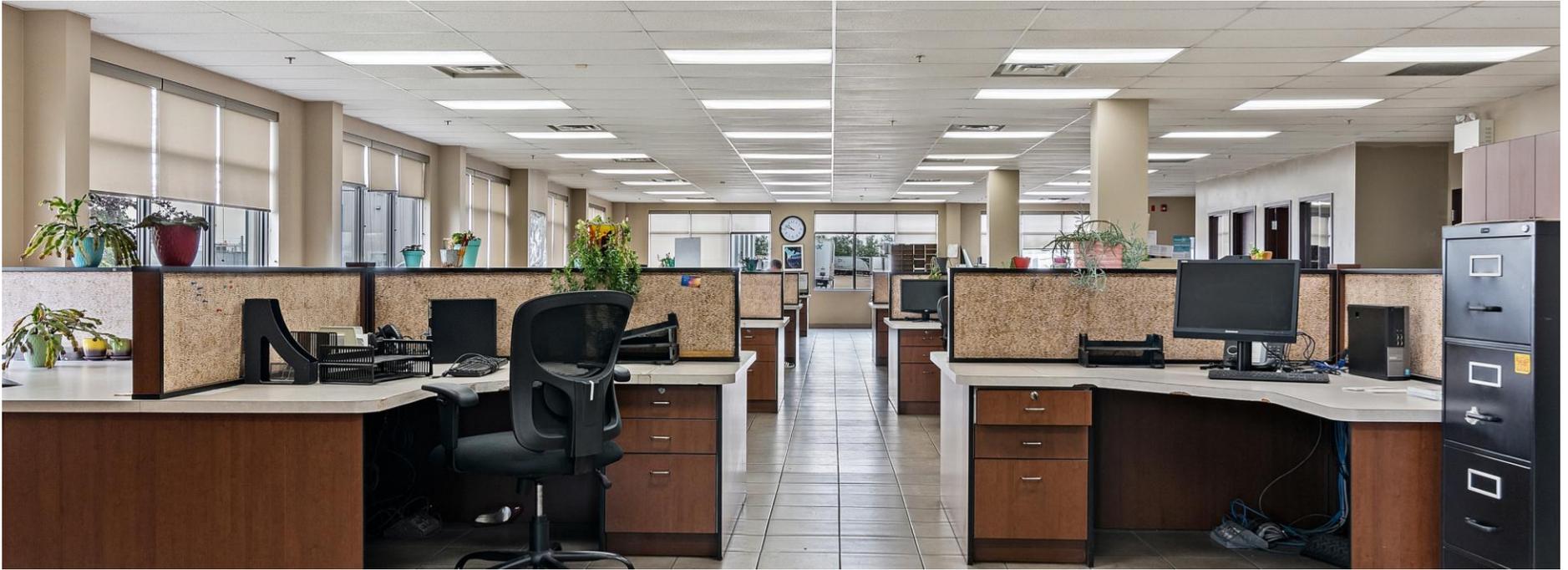
Listing Price

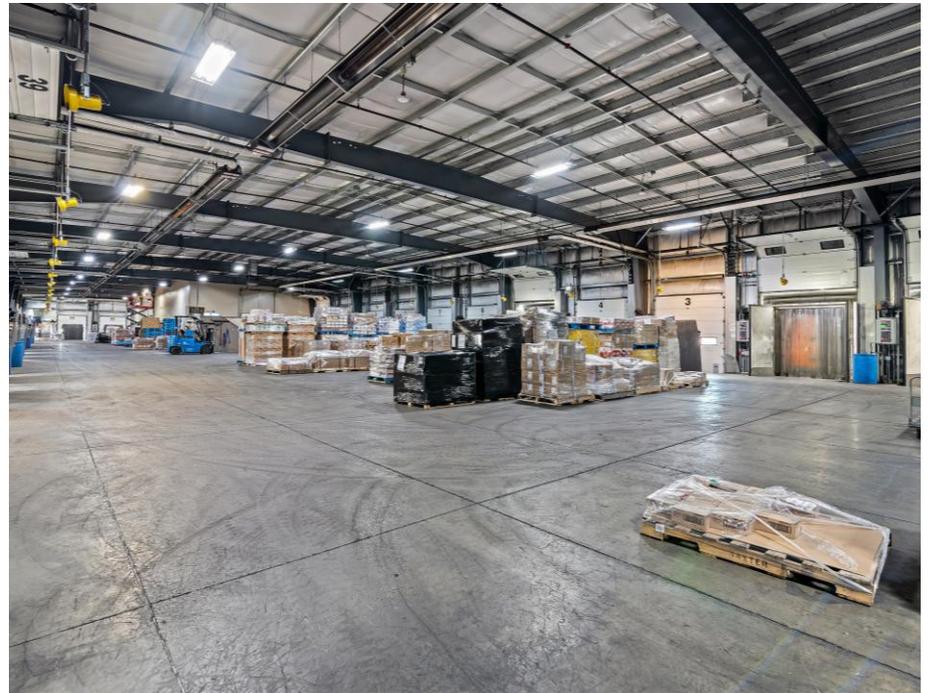
March 19, 2029

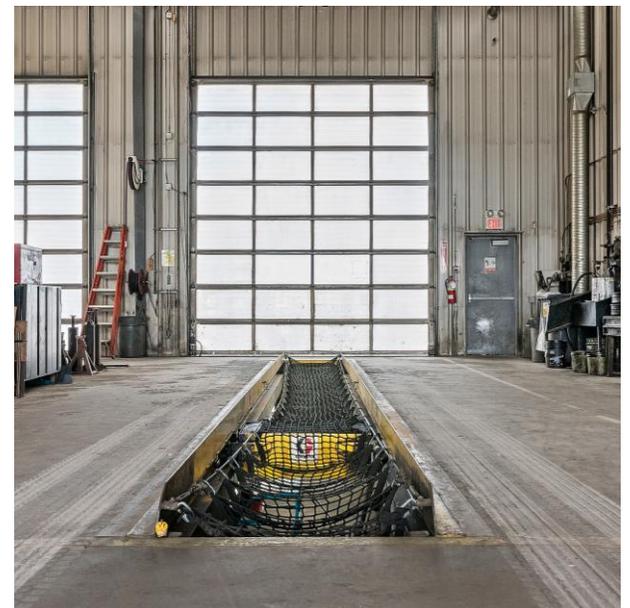
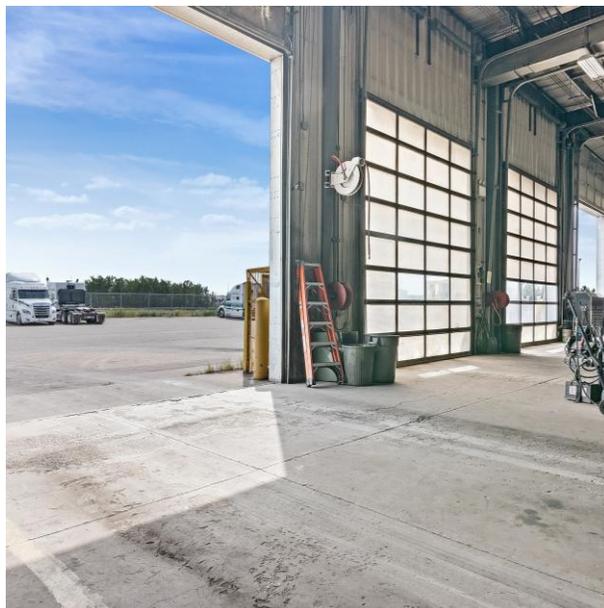
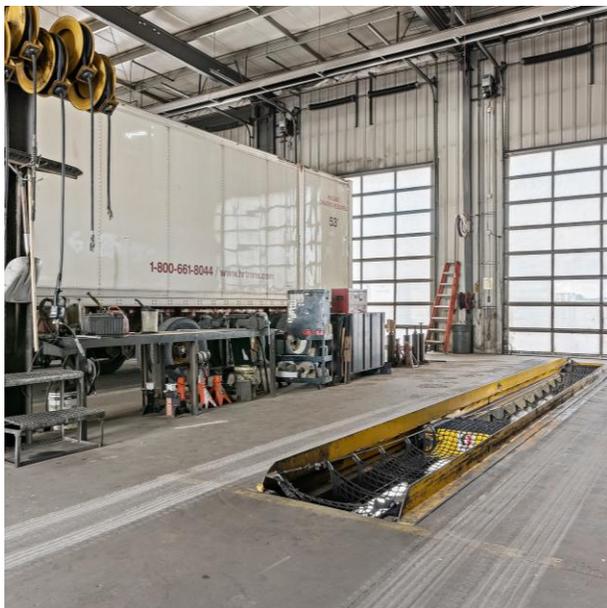
Existing Lease Expiry

#### KEY HIGHLIGHTS

- Total: 44,043 SF
  - Office and Cross-dock: 30,816 SF
  - Repair Facility: 13,227 SF
- Eave Height
  - 20 ft. Cross-dock
  - 26 ft. Repair Facility
- Shipping
  - 41 Dock Level Doors & 1 Ramped (cross-dock loading)
  - 14 Grade Level Doors (repair facility)
- Well-located within the White Industrial neighbourhood of northwest Edmonton and provides favourable access to Anthony Henday Drive and Highway 16.
- The current lease encumbers the entire titled site area of 31.48 acres, approximately 16.3 acres of the site is improved. The balance of the site area is undeveloped offering future development potential as well as stormwater management pond.
- Current lessee has high-quality covenant as a subsidiary company of CN Rail

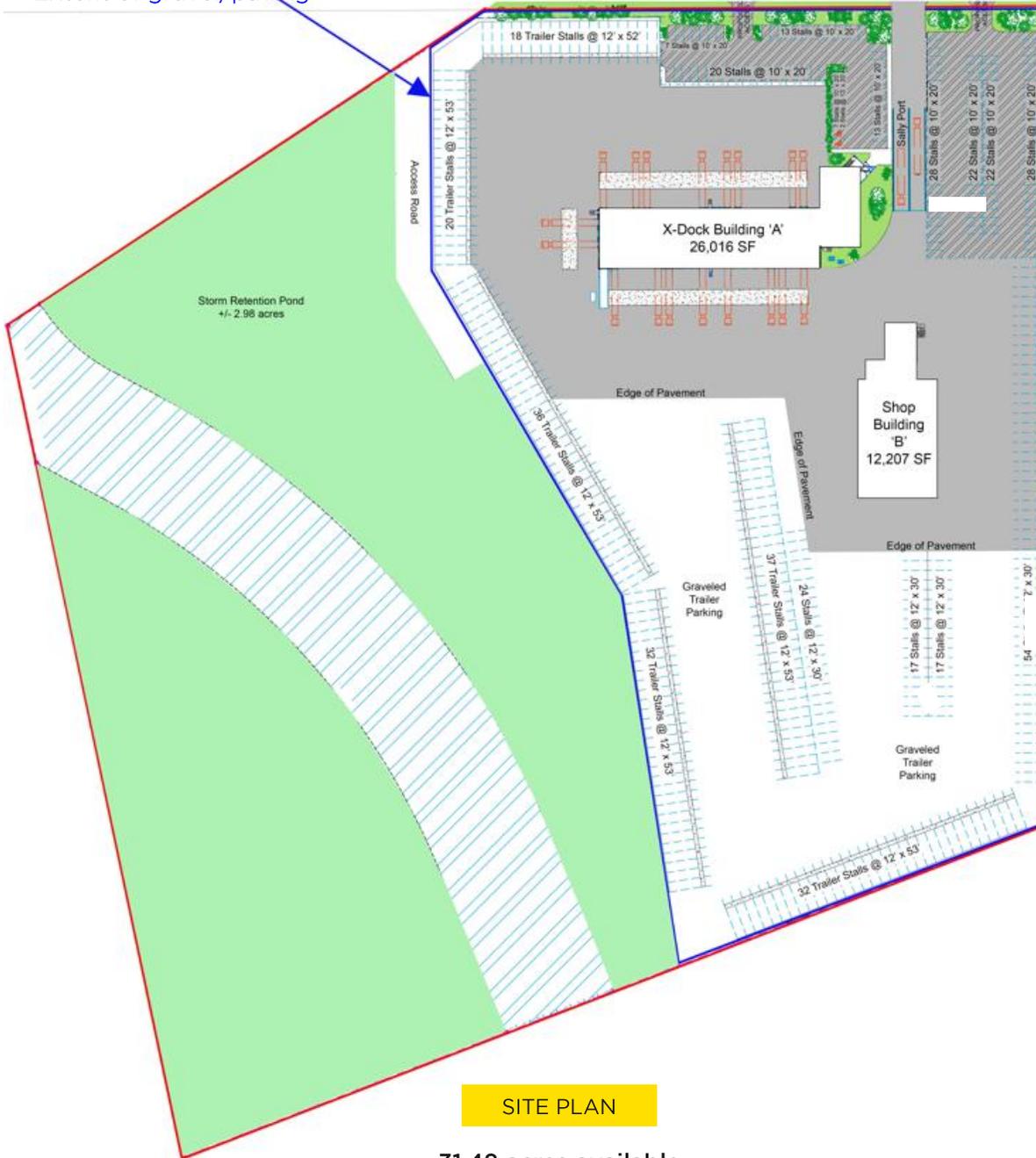






Extent of gravel/paving

118 Avenue



SITE PLAN

31.48 acres available





**Alex Heintz**

+1 780 905 9925  
[AHeintz@savills.ca](mailto:AHeintz@savills.ca)

**Adam Stewart**

+1 587 387 3201  
[AESTewart@savills.ca](mailto:AESTewart@savills.ca)

**Josh Hamill**

+1 587 387 3202  
[JHamill@savills.ca](mailto:JHamill@savills.ca)

**Jessica Downie**

+1 587 387 3204  
[JDownie@savills.ca](mailto:JDownie@savills.ca)

**Nick Charif**

+1 587 387 3198  
[NCharif@savills.ca](mailto:NCharif@savills.ca)



The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.