

Investment Sale

4103 - 84 AVENUE | EDMONTON, AB

FOR SALE

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



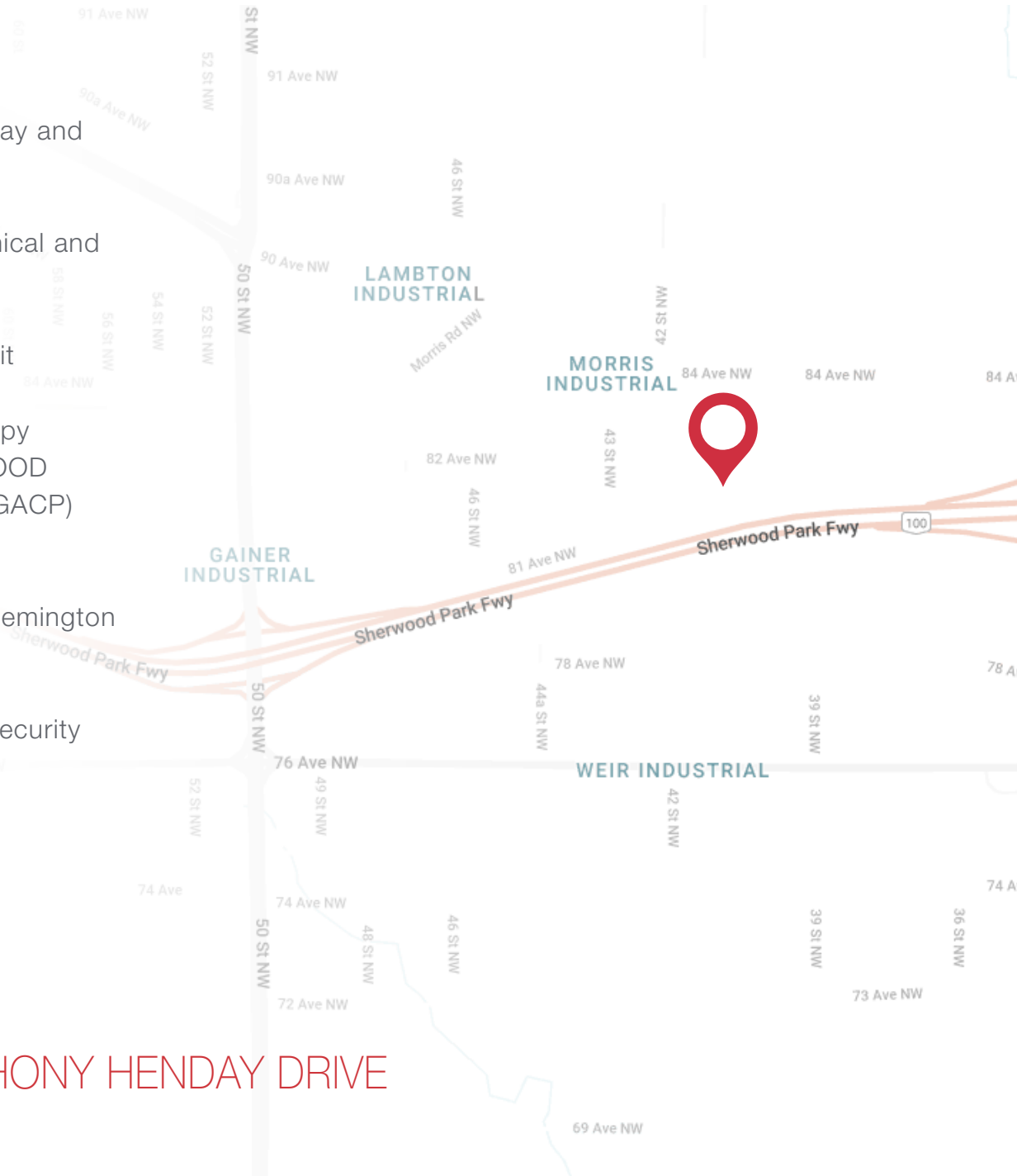
NAI EDMONTON.COM



Property Highlights

- Proximity to major arteries such as Anthony Henday and Sherwood Park Freeway
- Extensive interior improvements including mechanical and electrical infrastructure for Cannabis facility.
- Class A office and lab space throughout south unit
- World class facility originally constructed by Canopy Growth (TSE: WEED) which has pending IRC / GOOD AGRICULTURAL AND COLLECTION PRACTICE (GACP) certification.
- Precast concrete construction originally built by Remington Developments
- 24-7 security guard presence on site, perimeter security fence, and electronic gate with key-fob access

CLOSE PROXIMITY TO 50 STREET,
SHERWOOD PARK FWY AND ANTHONY HENDAY DRIVE



Additional Information

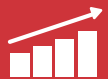
BUILDING SIZE	168,519 sq.ft.±
SITE SIZE	6.97 acres±
LEGAL DESCRIPTION	Lot B, Plan 3264HW
ZONING	IB and IM
CEILING HEIGHT	24'
POWER	1600 amp, 600V (8MW upgrade available on site) (To be confirmed)
YEAR BUILT	1998
ASKING PRICE	\$24,000,000 (\$142 psf)



32,200 VPD
SHERWOOD PARK FWY



74,290
DAYTIME POPULATION



2.7 %
ANNUAL GROWTH 2023 - 2033



51,289 3,519
EMPLOYEES BUSINESSES



\$2.35B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

