

FOR SALE

WINTERBURN WAREHOUSE

NAICommercial



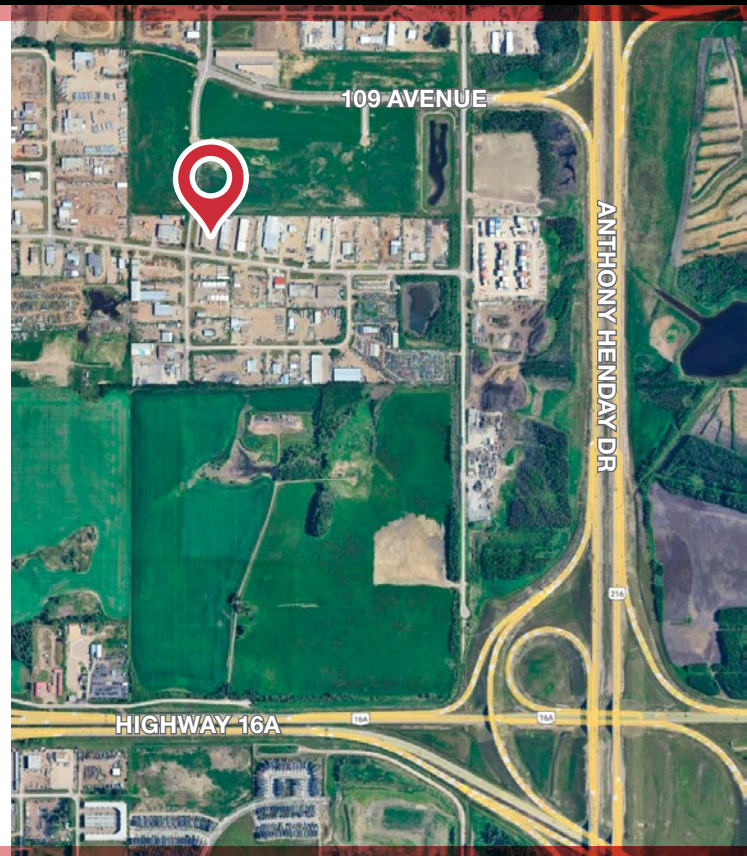
20442/20444 - 107 AVENUE | EDMONTON, AB | WAREHOUSE

PROPERTY HIGHLIGHTS

- Opportunity to purchase 2,888 SF± double bay warehouse in Winterburn Industrial Park
- Current buildout includes a small office/reception area with majority warehouse and small mezzanine for additional storage
- Two 12' x 14' grade loading doors
- Growing residential populations and increased amenities to the North and South of the Winterburn area
- Easy access from the Anthony Henday, Yellowhead and Hwy 16A
- Currently Leased until June 30, 2027
(Please contact agent for lease details)

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ADDITIONAL INFORMATION

SIZE AVAILABLE	2,888 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 8222592 Unit 6 & 7
ZONING	IM
AVAILABLE	Immediately
CEILING HEIGHT	20'
POWER	3 phase, 240 volt (TBC)
LOADING	Grade
PROPERTY TAXES (2026)	20442: \$5,692.28 20444: \$5,692.28
REDUCED SALE PRICE	\$550,000 \$575,000
CONDO FEES	\$551.46/month (2025)

