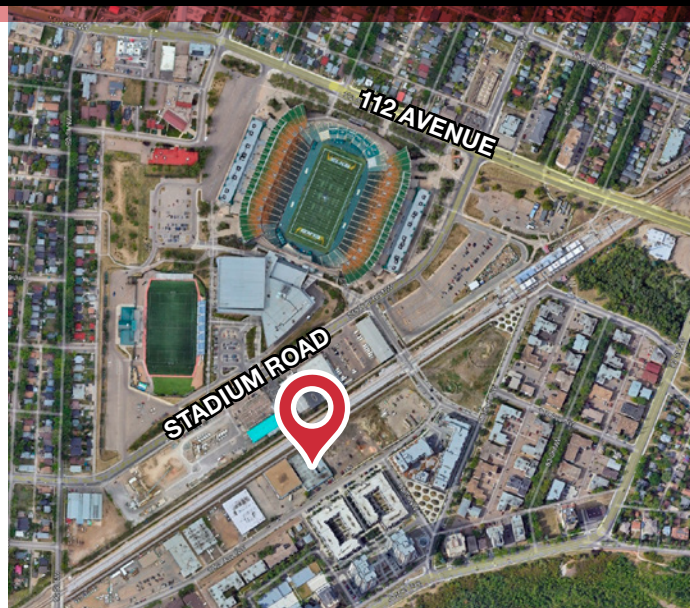




8520 - 106A AVENUE | EDMONTON, AB | POTENTIAL REDEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION

- Large showroom area
- Heavy power
- Sprinklered
- Dock(Interior) and grade loading
- 3 Tonne crane (Buyer/Tenant to certify)
- Potential for re-development



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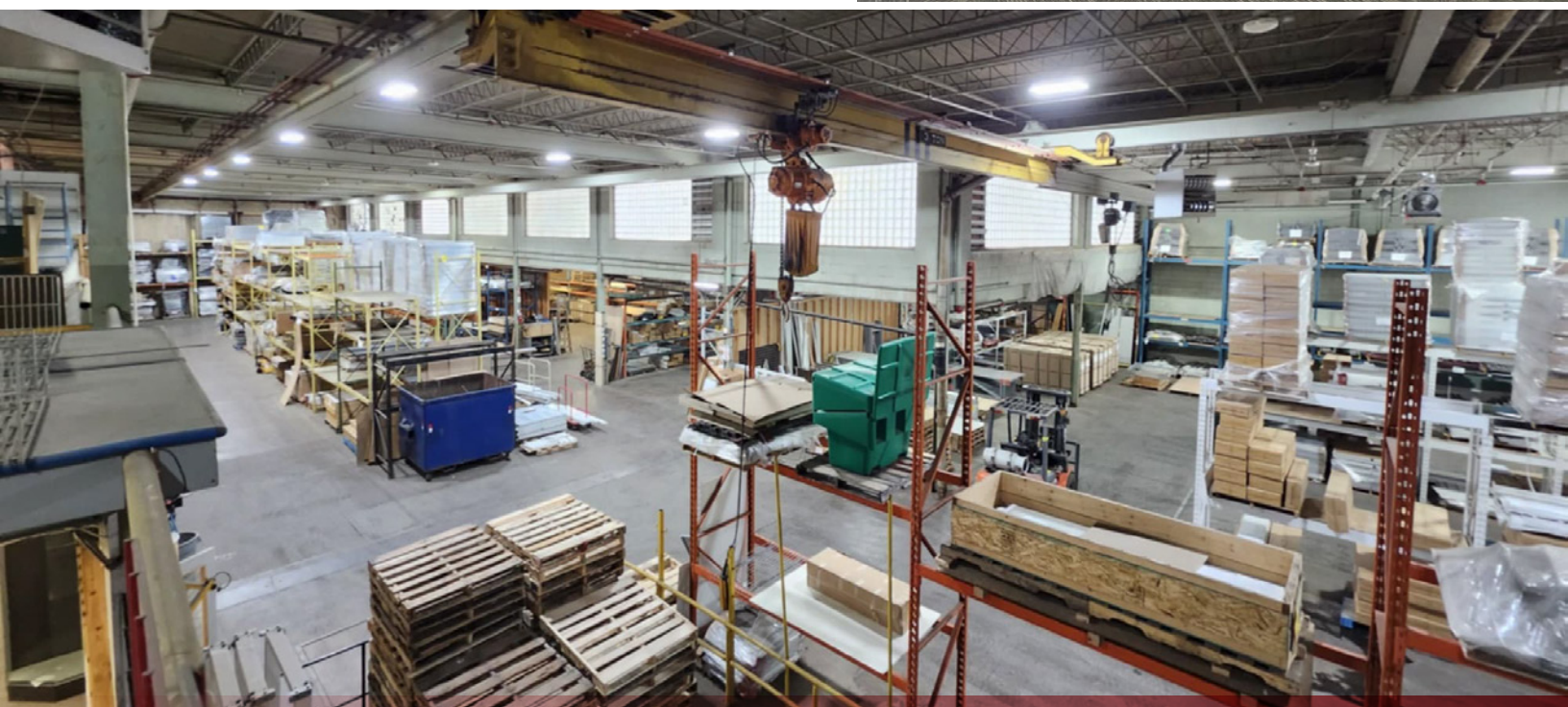
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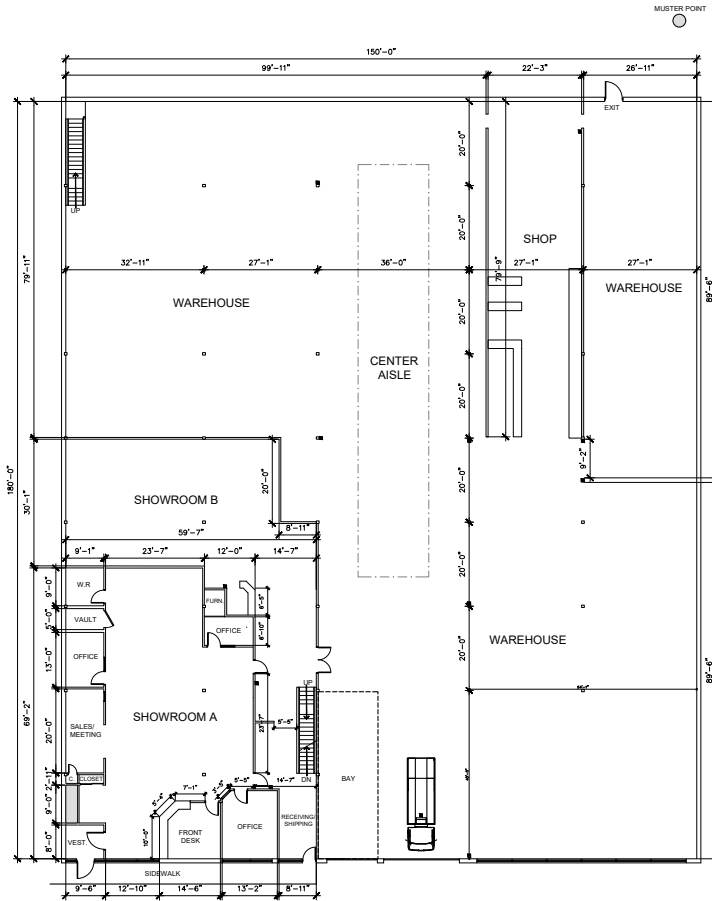
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ADDITIONAL INFORMATION

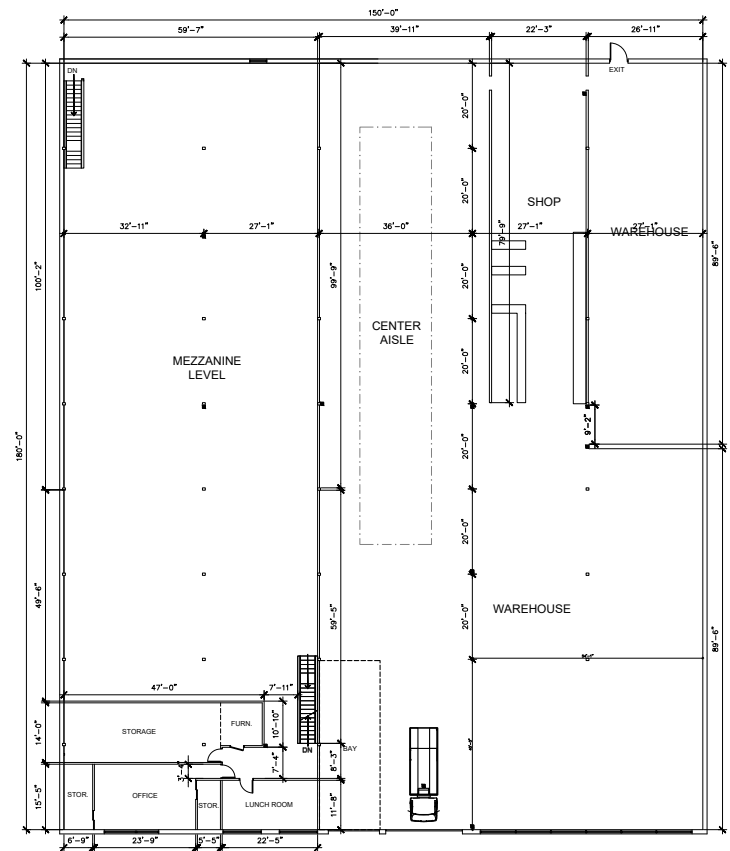
AREA AVAILABLE	27,000 sq.ft.± Main Floor 10,080 sq.ft.± Mezzanine <u>2,455 sq.ft.± Basement</u> 39,535 sq.ft.± Total] Not included in GLA
LEGAL DESCRIPTION	Plan: 708HW, Block: 8, Lot: 3	
ZONING	Medium Industrial (IM)	
AVAILABLE	June 1, 2025	
CEILING HEIGHT	Up to 21'10"	
POWER	1,200 amp, 120/208 volts, 3 phase, 4 wire (TBC)	
LOADING	Dock and grade	
YEAR BUILT	1950	
NET LEASE RATE	\$8.50/sq.ft./annum	
OPERATING COSTS	\$2.58/sq.ft./annum (2024 budget) includes property taxes and building insurance	
PROPERTY TAXES	\$54,845.00 (2024)	
SALE PRICE	\$2,750,000 Reduced to \$2,500,000	



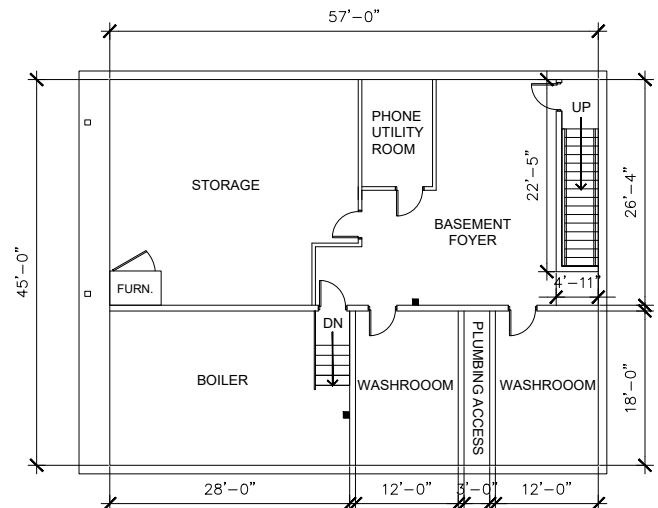
MAIN FLOOR



SECOND FLOOR



BASEMENT



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