



118,400 sf on 5.0 acres

- The property is well situated in close proximity to Sherwood Park Freeway and Anthony Henday Drive with easy access and egress to major arterials
- 11,000 sf of office space located across two floors
- Abundance of power, make up air, dock & grade loading, and fully sprinklered
- Fiber optic connections

Get more information

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For Sale



Offering Summary

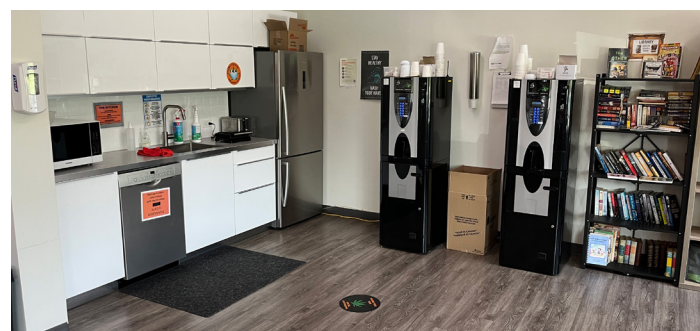
Address:	8770 24 Street Strathcona County, AB
Legal Description:	Plan 8720213 Block 5 Lot 4
Site Size:	5.0 acres
Building Size:	Warehouse: 107,400 sf Office: 11,000 sf Total: 118,400 sf
Loading:	Dock (5) Grade (3)
Warehouse ceiling height:	21' to 24' clear
Zoning:	IM - Medium Industrial
Taxes:	\$214,225 (2023)
Assessed Value:	\$15,518,000 (2023)
Year Built:	1987, 1993
Sale Price:	\$10,800,000 (\$91.22 psf)

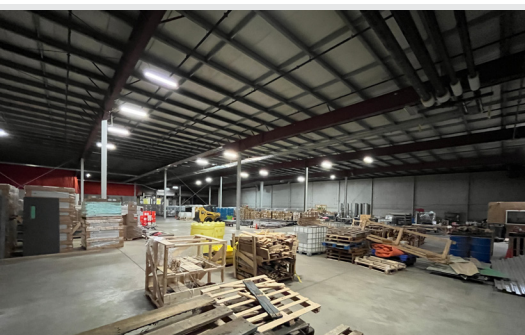
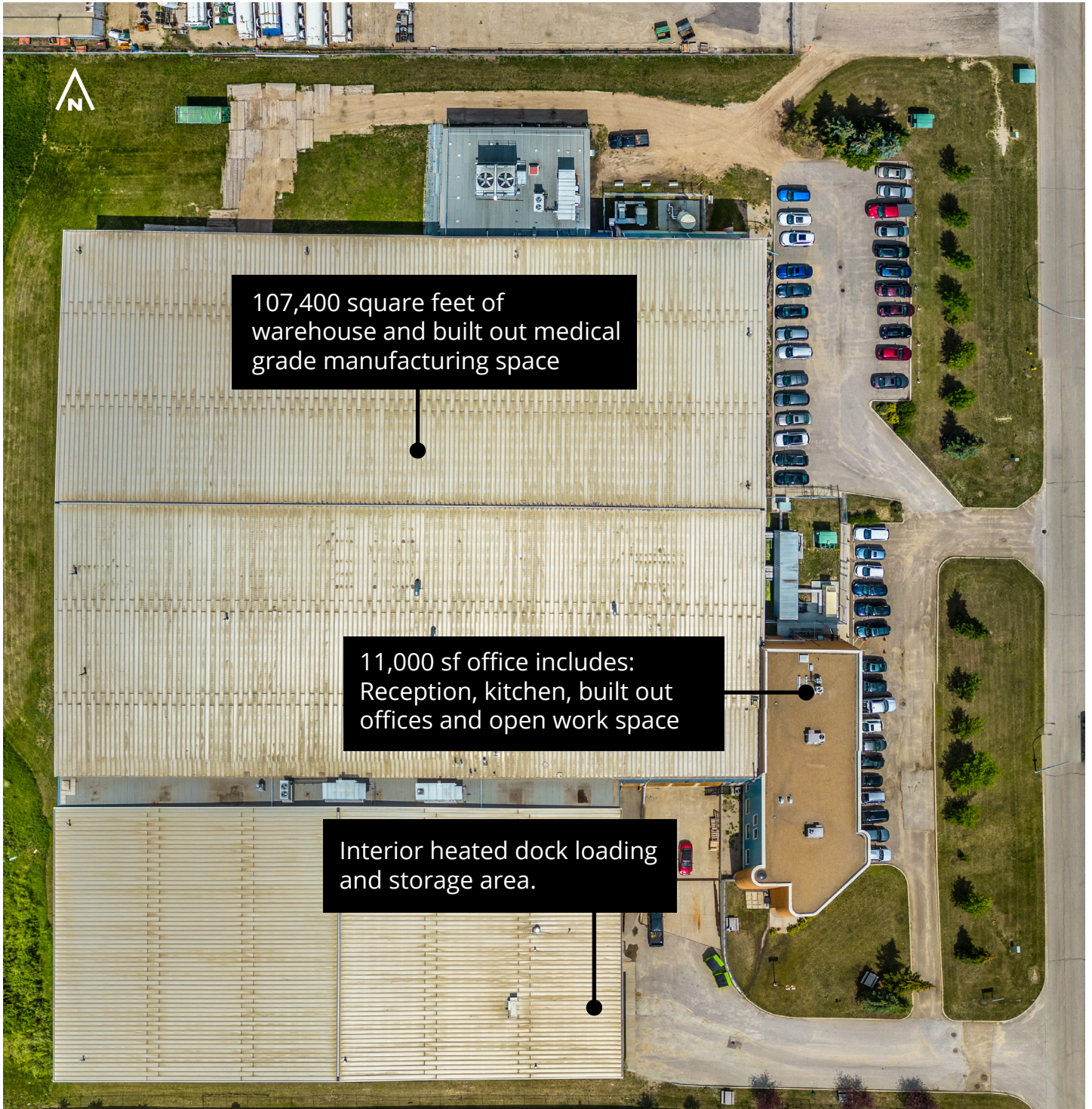


The location in Strathcona County provides a significant discount in annual property taxes when compared to similar properties inside the City of Edmonton limits.



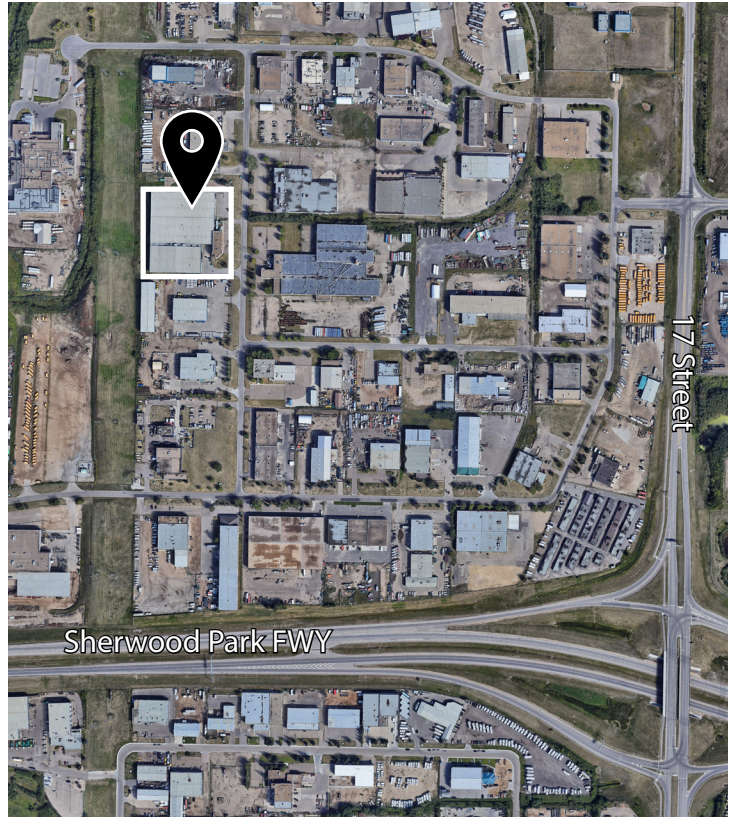
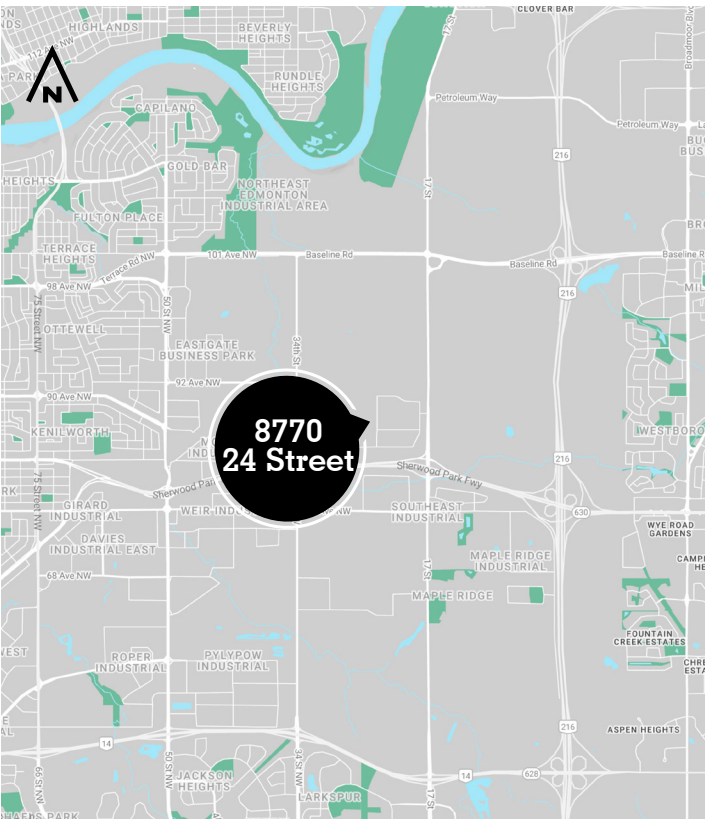
Approximately 60,000 square feet has been built out with extensive power, industrial ventilation, water systems, and mechanical network.





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