

# FOR SALE

## PCM37 INDUSTRIAL SHOP & OFFICE

3804 56 Ave NW, Edmonton, AB



### HIGHLIGHTS

- 13,078 sq ft ± shop & office – modern SE Edmonton facility
- 25 ft clear height, crane-ready (3T–5T) – built for heavy industry
- (4) grade-level doors, 400 Amp 3-phase – efficient access & power
- 6,000 sq ft ± fenced yard w/ concrete loading – secure & functional
- Fits fabrication, machining, oilfield, logistics & contractors
- For Sale: \$3,349,000 (\$256/sq ft ±) – strong value for SE Edmonton

**THOMAS BRAUN** MBA  
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## Property Details and Financials | 3804 56 Ave NW, Edmonton, AB



MUNICIPAL ADDRESS	3804 56 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1120694; Units: 7 & 8
ZONING	IM ( <a href="#">Medium Industrial</a> )
NEIGHBOURHOOD	Pylypow Industrial
BUILDING SIZE	13,078 sq ft ±
SITE SIZE	3.37 acres ±
YEAR BUILT	2011
CONSTRUCTION TYPE	Steel frame and metal clad
POWER	400 Amp per unit at 120/208 volts and (TBC) 3 phase, 4 wire
ROOF	Tar and gravel
YARD IMPROVEMENTS	Concrete loading and marshaling area, 100 ft deep with catch basins
OUTDOOR STRUCTURES	6,000 sq ft ± of fenced and gated graveled compound
PARKING	16 stalls (TBC)
FIRE SUPPRESSION	Sprinklers
SIGNAGE	Building
SALE PRICE	<b>\$3,349,000.00</b>
PROPERTY TAXES	\$48,232.69 (YR 2025)
CONDO FEES	\$4,200/mo (YE 2025) (TBC)
POSSESSION	60 days negotiable



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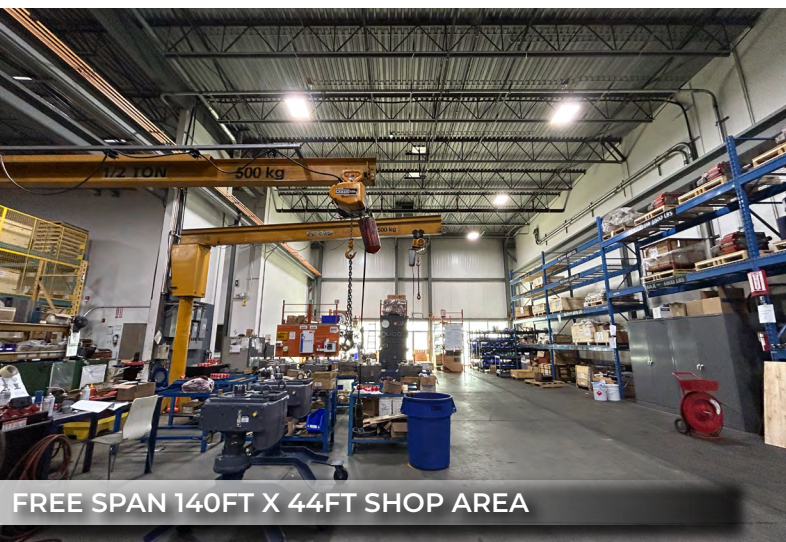
## Industrial Shop & Office For Sale | 3804 56 Ave NW, Edmonton AB



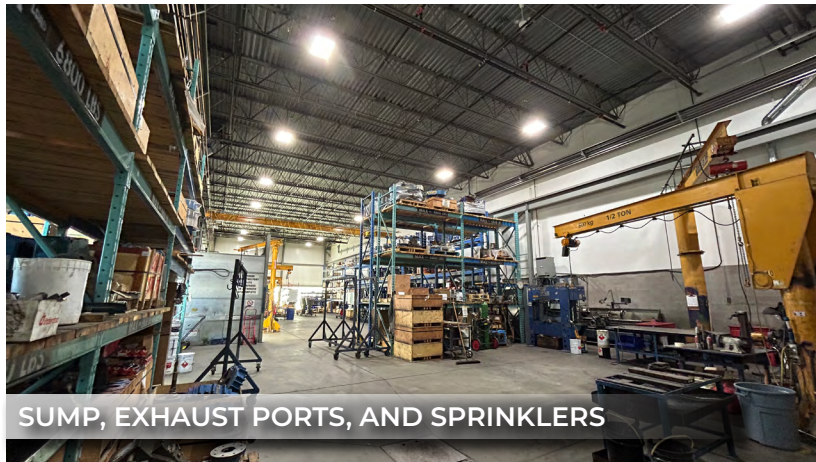
CLEAR CEILING HEIGHT OF 25FT, LED LIGHTING,  
CRANE RAILS FOR 3T - 5T BRIDGE CRANES



CRANEWAY OF 138FT X 41FT FOR 3-5T BRIDGE  
CRANE



FREE SPAN 140FT X 44FT SHOP AREA



SUMP, EXHAUST PORTS, AND SPRINKLERS



WASHROOM, HANDICAP ACCESSIBLE

### Shop Details

#### CEILING HEIGHT (CLEAR)

Truss: 25' ±  
Deck: 27'8" ±

#### CRANES

Unit 7: Rails only (3T capacity ±)  
Run is 138' ± x 41' ±  
Unit 8: Rails only, (5T capacity ±)  
Run is 103' ± x 45' ±

#### LOADING

Grade-level, energized overhead doors:  
(2) 16 ft (h) x 16 ft (w)  
(2) 14 ft (h) x 12 ft (w)

#### HEATING

Radiant tube, ceiling fans and exhaust ports

#### LIGHTING

LED

#### DRAINAGE

(2) sumps

#### WASHROOM

Locker room and lunch room in office area



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## Industrial Shop & Office For Sale | 3804 56 Ave NW, Edmonton AB



RECEPTION OR MEETING AREA



OFFICES WITH LARGE WINDOWS



KITCHEN AND LUNCHROOM



LOCKERROOM



FOUR EXECUTIVE OFFICES

### Office Details

CEILING HEIGHT	Main: 8' 11" ±
HEATING & COOLING	HVAC
LIGHTING	Fluorescent
LAYOUT	Offices (4) Reception (1) Kitchen / Lunchroom (1) Washrooms (2) Server/Storage (1)



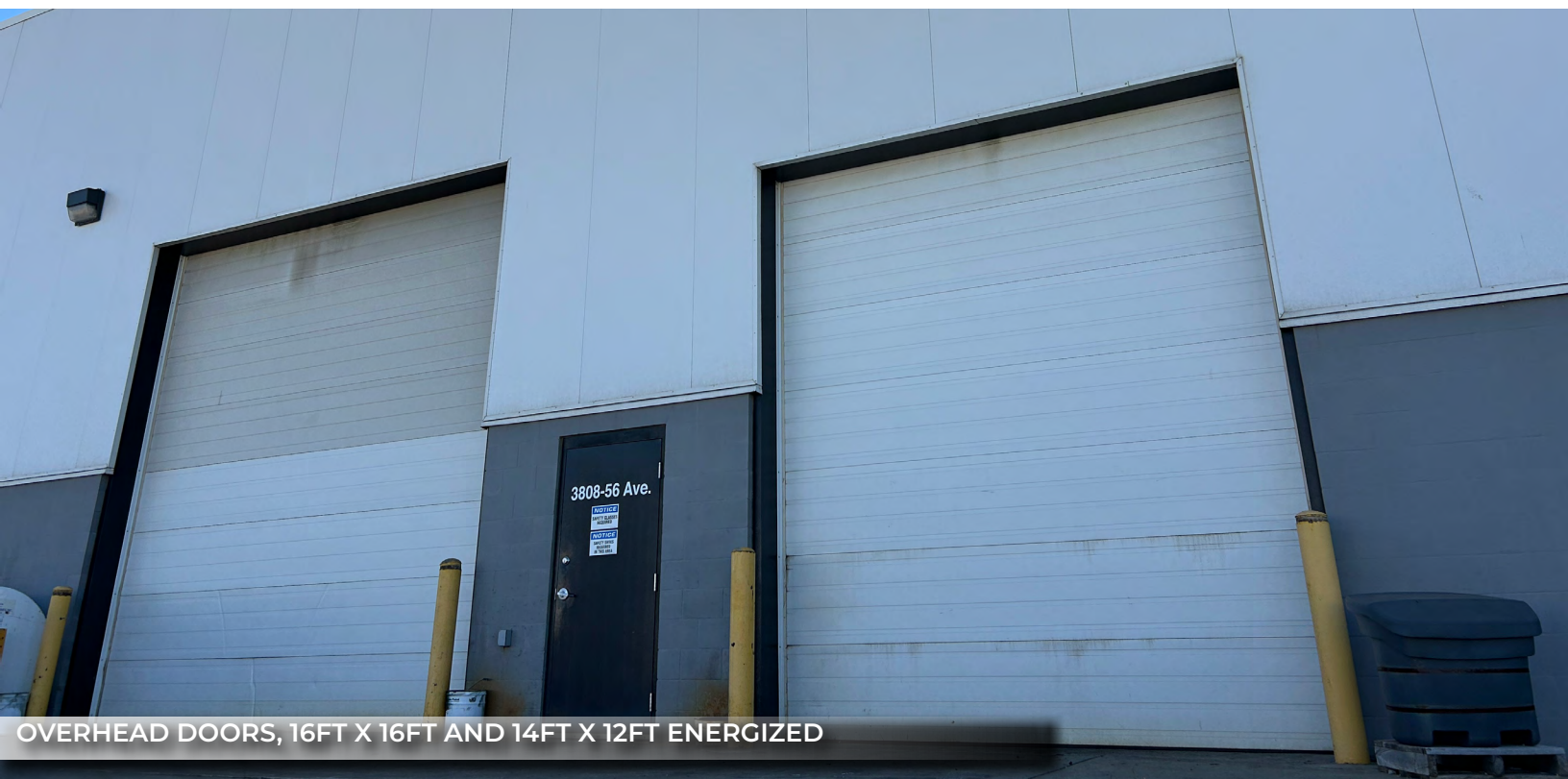
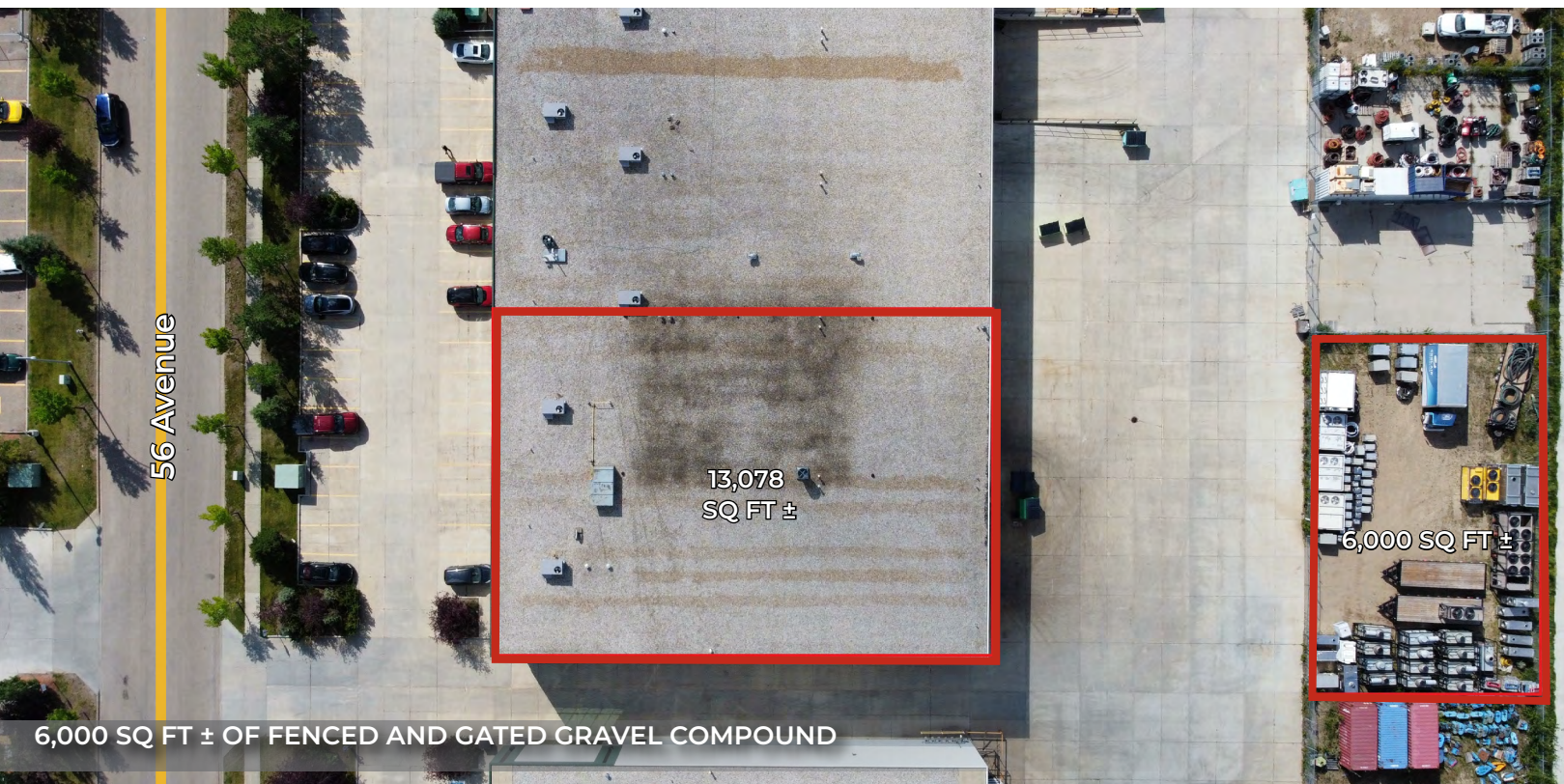
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## Photos



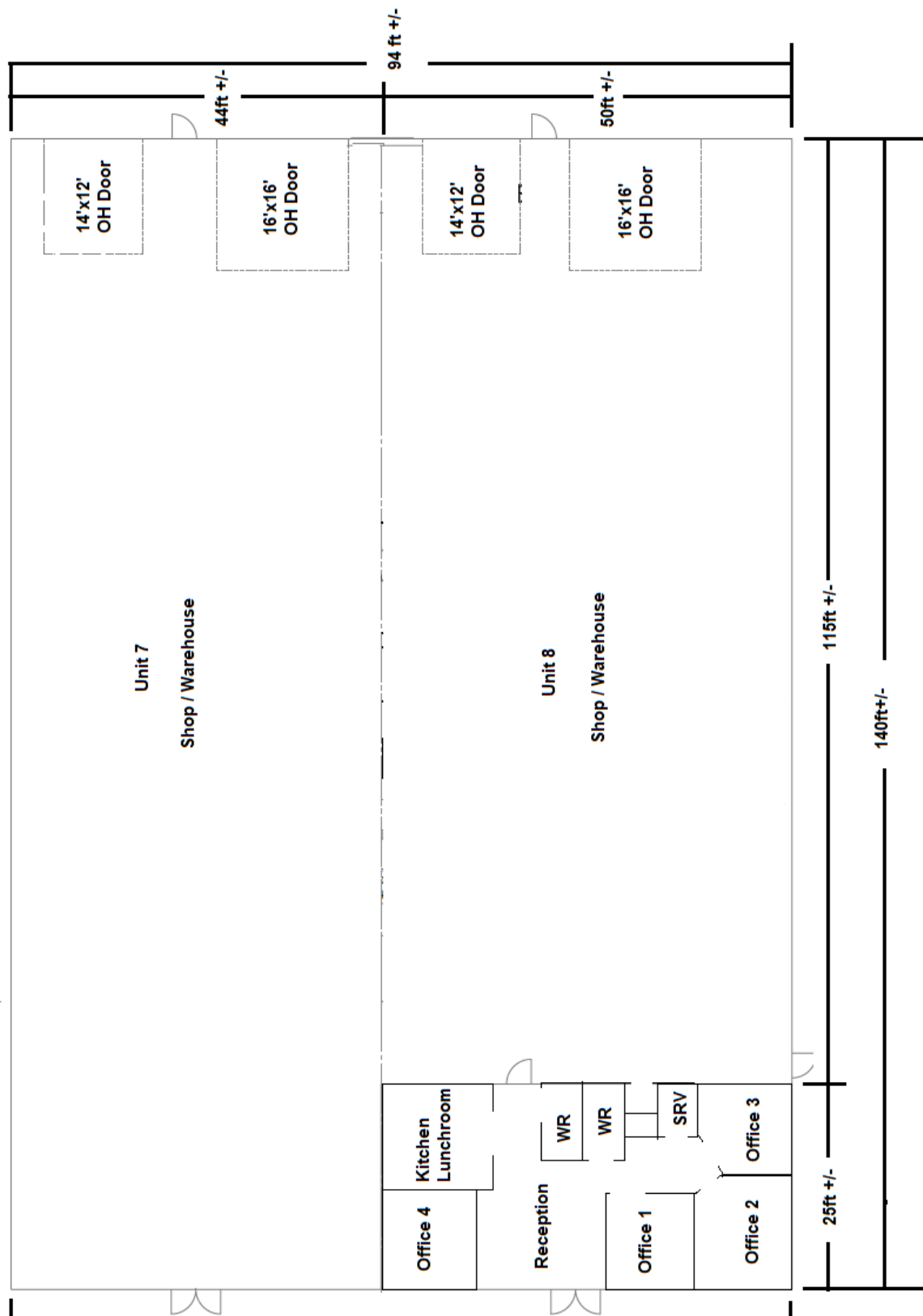
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

## Floor Plan (exact layout to be confirmed by buyer)



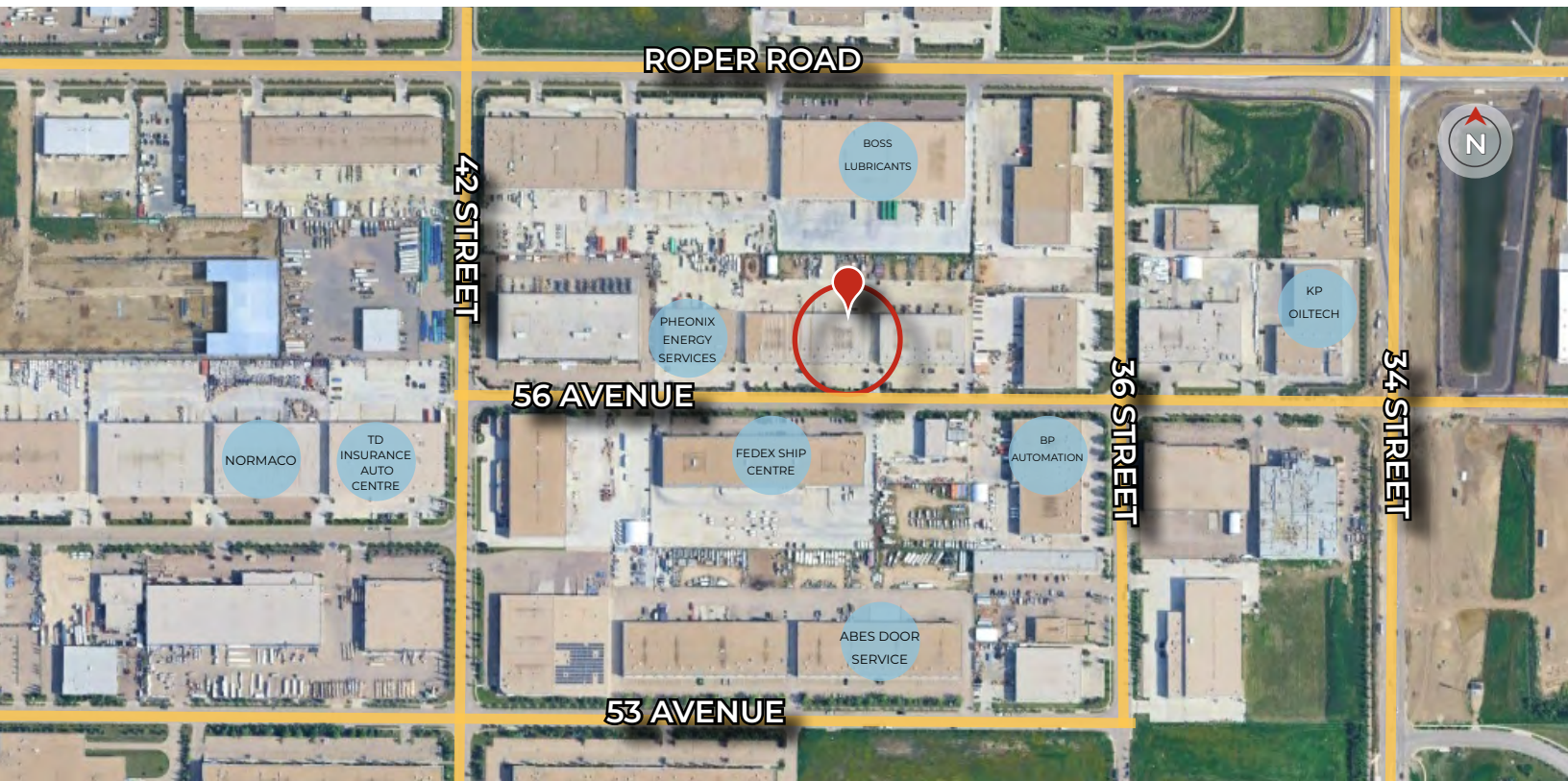
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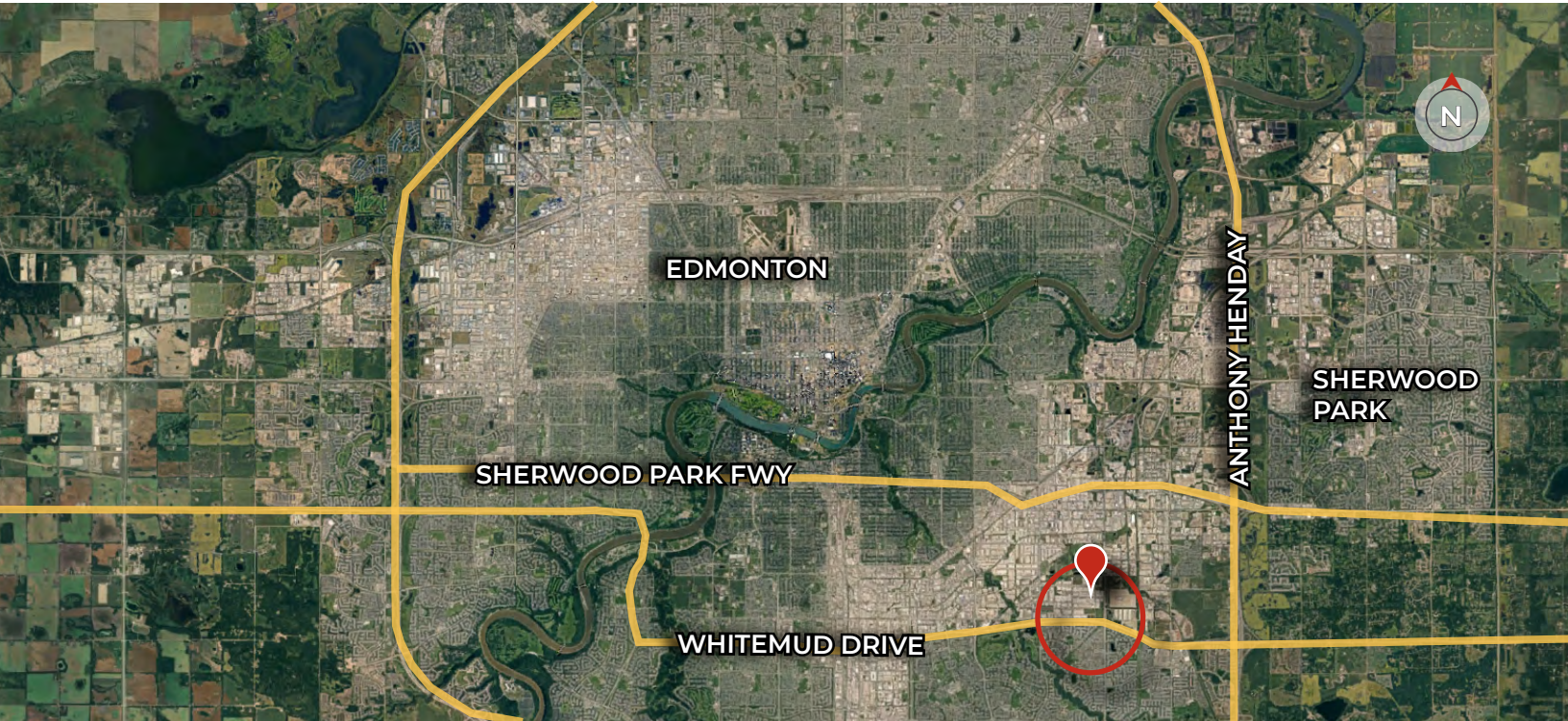
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## Local Map



## Regional Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO



### THOMAS BRAUN

Partner, Associate

C 780.690.8353

thomas@royalparkrealty.com

Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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