



**CUSHMAN &
WAKEFIELD**
Edmonton

PRICE REDUCED

FOR SALE

AWG INDUSTRIAL FACILITY

11634/11638 156 Street
Edmonton, Alberta



Doug MacKay SIOR, CCIM, CET
Partner
780.917.8339
doug.mackay@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. JANUARY 2026.



PROPERTY HIGHLIGHTS

- High exposure to 156 Street
- Fully paved site
- 26,460 SF total building area
- Fully fenced site
- Office lunch room
- Shop lunch room
- Second floor office
- Clear span shop
- Drive through capability



PROPERTY DETAILS

MUNICIPAL ADDRESS

11634/11638 - 156 Street
Edmonton, AB

LEGAL DESCRIPTION

Lot 8, Block 3, Plan 7922760

ZONING

IM - Medium Industrial

LAND SIZE

± 1.5 Acres (65,265 SF)

BUILDING SIZE

11634:

Original Area 7,035 SF
Addition 9,375 SF
Main Floor Area 16,410 SF
Add: Mezzanine 1,750 SF
Gross area 18,160 SF

11638:

Ground Area 8,300 SF
Gross Area of Project: 26,460 SF

POWER

400 AMP

BUILDING AGE

11634 - Built in 1990 - 2004
11638 - Constructed in 1989

EAST BUILDING (11638):

POWER

400 Amp (to be confirmed)

LOADING

8 Grade doors

LIGHTING

Metal Halide

CEILING HEIGHT

Approx. 15'

CONSTRUCTION TYPE

Concrete Block

HEATING/HVAC

Radiant Tube & OH Gas-Fired Units

OTHER FEATURES

- Dual Compartment Sump
- Trench Drains
- Drive-Thru Loading
- Clear Span Shop
- Front Service Area

WEST BUILDING (11634):

POWER

400 Amp (to be confirmed)

LOADING

2 Grade doors

LIGHTING

Metal Halide & Fluorescent

CEILING HEIGHT

Approx. 20'

CONSTRUCTION TYPE

Pre-Engineered Steel & Insulated Metal Clad

HEATING/HVAC

Radiant Tube & OH Gas-Fired Units

OTHER FEATURES

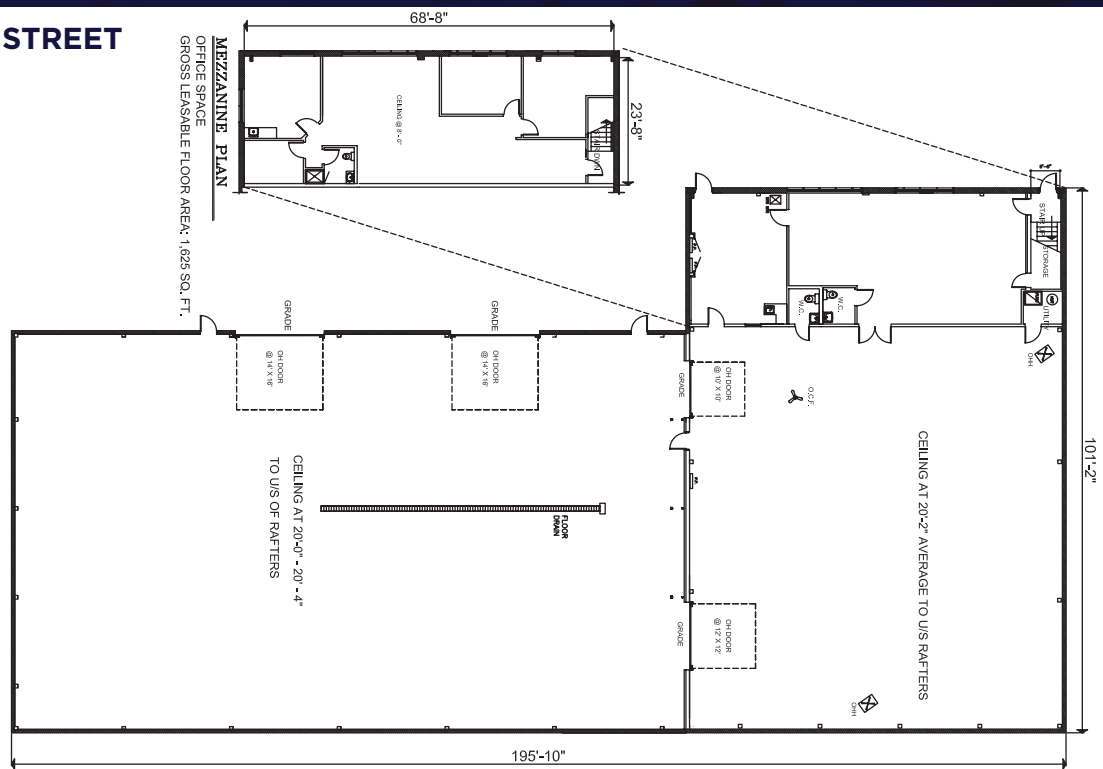
- Good Clear Ceiling Height
- Clear Span Shop
- Large Improved Office
- Mezzanine

Sale Price Reduced:
\$4,950,000

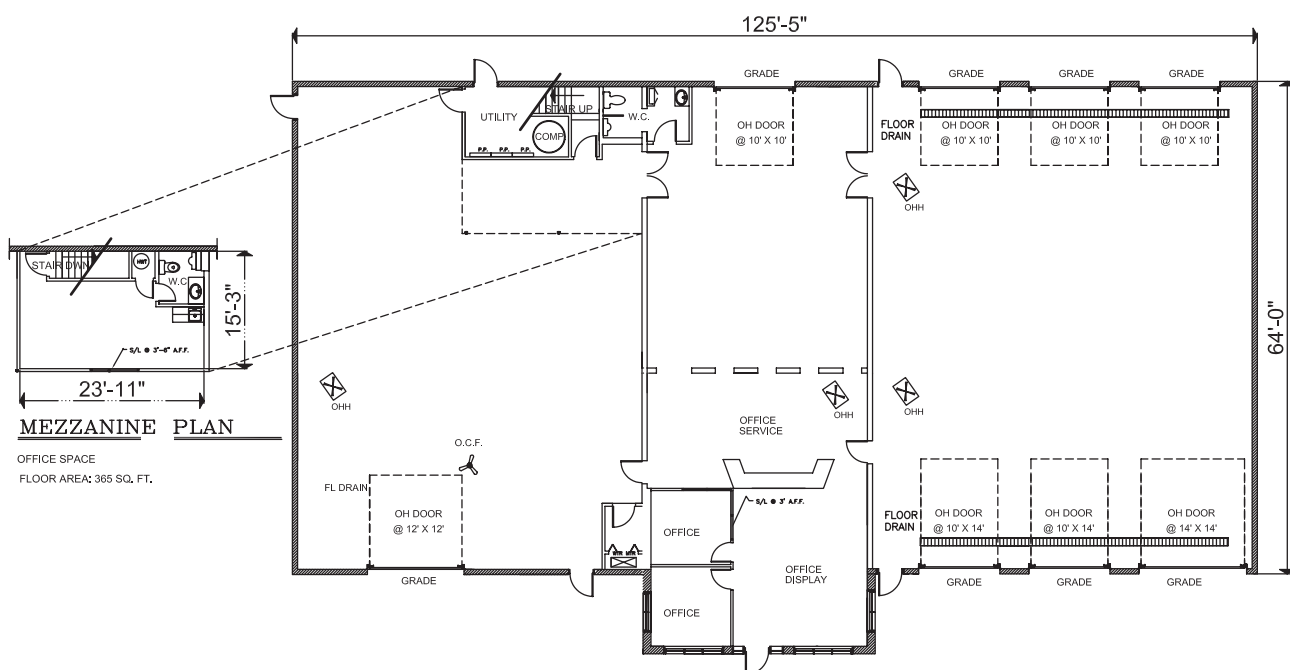
Taxes:
\$97,652.85 (2025)



11634 156 STREET

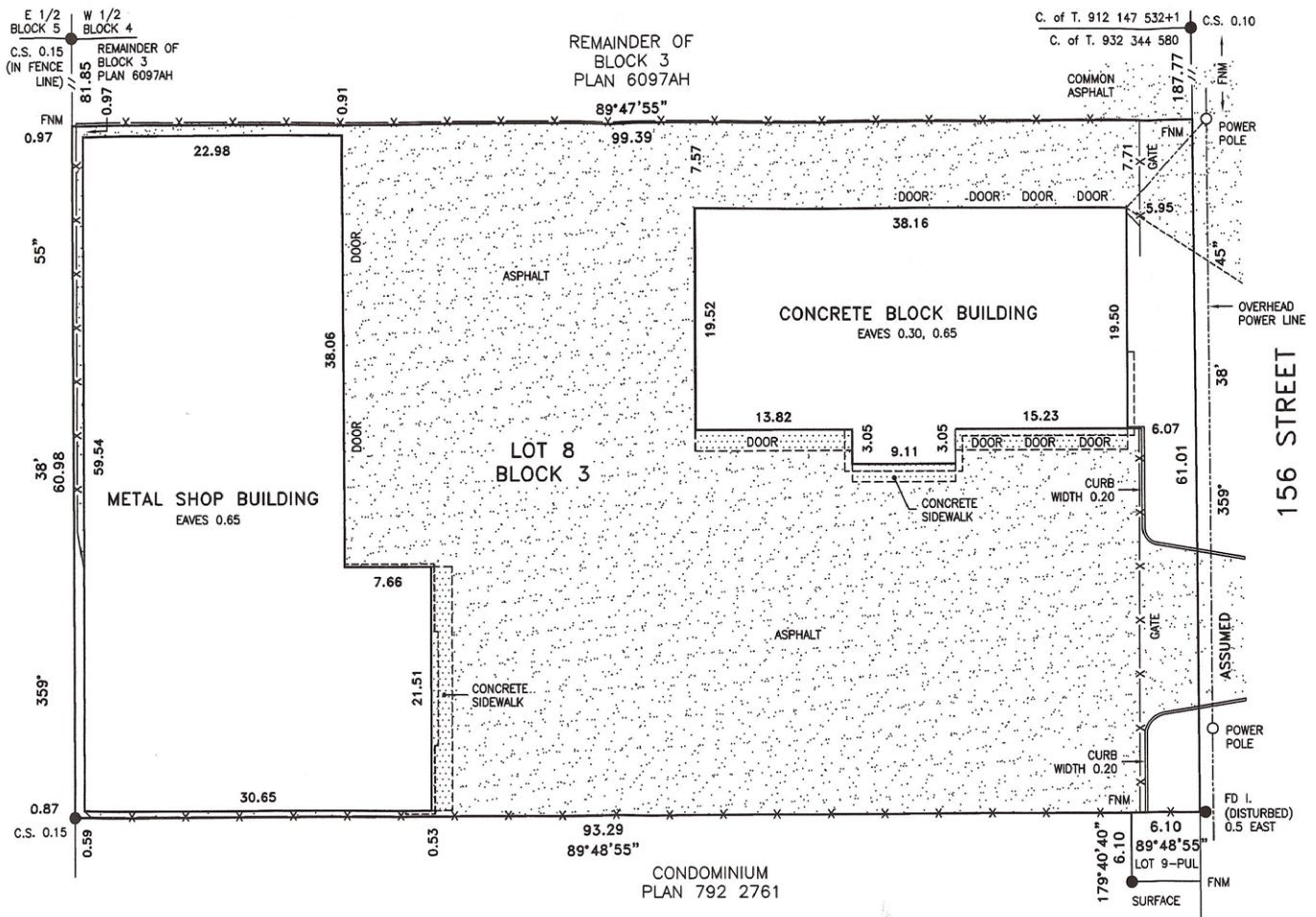


11638 156 STREET



AERIAL





Doug MacKay SIOR, CCIM, CET
Partner
780 917 8339
doug.mackay@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. JANUARY 2026.