

5 year rental incentive

- Year 1: \$6.75
- Year 2-3: \$7.50
- Year 4-5: \$8.50



For Sale / Lease

Industrial Condo

4656/60 82 Avenue | Edmonton, AB

±9,110 SF across two buildings

- ±6,290 SF drive-thru industrial condo available for sale with additional ±2,820 SF heated steel frame grade loading warehouse
- 5-ton crane and sump inside main warehouse
- Functional office buildout and bonus ±800 SF mezzanine inside back building
- Close Proximity to major arterial roadways such as Sherwood Park Freeway and the new 50th Street Overpass

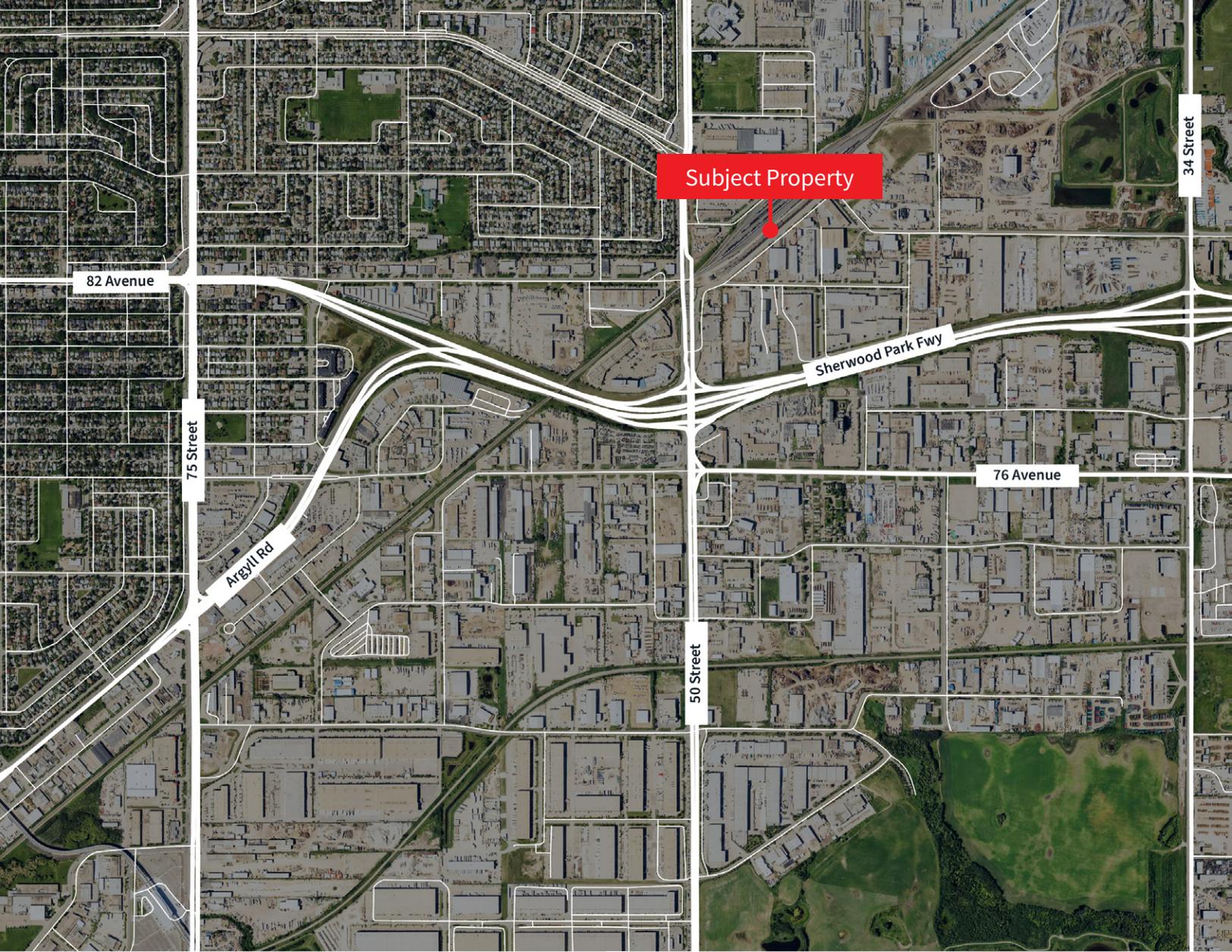
For more information contact:

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Property Details

Municipal Address	4656/60 82 Avenue, Edmonton	
Legal Description	Condo Plan: 8220813; Units: 14 & 15	
Zoning	IM - Medium Industrial	
Total Building Size	±9,110 SF	
Year Built	1981 / 2008	
Building	Main Building	Back Building
Building Size	±1,144 SF - 1st Floor Office ±955 SF - 2nd Floor Office ±4,191 SF - Warehouse ±6,290 SF - Total	±2,820 SF - Main Floor ±800 SF - Mezzanine (Bonus) ±3,620 SF - Total
Construction	Concrete block	Pre-engineered metal
Ceiling Height	18'	19' Clear, 23.5' ceiling height
Loading	(2) 14' Drive-thru grade doors	(2) 14' Grade doors
Cranes	(1) 5-Ton Crane	No
Power	220 Volt, 3-Phase (TBC)	
Heating	Radiant tube	
Lighting	T5H0 & fluorescent	
Roof	Main building roof replaced approx. 2014	
Property Tax (2025)	\$36,372.42	
Sale Price	\$1,450,000	
Lease Rate (PSF)	Starting at \$6.75 on a 5-year term	
Op Costs (PSF)	\$6.12	
Occupancy	December 1, 2025	



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