



INDUSTRIAL FOR SALE

34TH STREET INDUSTRIAL

6257 34 STREET NW | EDMONTON AB

FREE STANDING BUILDINGS WITH LOW SITE COVERAGE



HIGHLIGHTS

- Freestanding Multi-Bay Warehouse Building - *Just 5 minutes to Anthony Henday Drive.*
- Flexible Site: Suitable for owner-users or multi-tenant configurations.
- Size & Power: ±17,814 SF building situated on 4.81 acres, equipped with three-phase power.
- Efficient Layout: Minimal office build-out with maximum utilization of fully fenced, gravel yard area.
- Excellent Exposure: Direct access from 34th Street with high visibility.
- Prime Transport Location: Between Sherwood Park Freeway and Whitemud Drive.

**3-PHASE
POWER**



ROYAL LEPAGE
NORALIA REAL ESTATE

ROYAL LEPAGE
COMMERCIAL



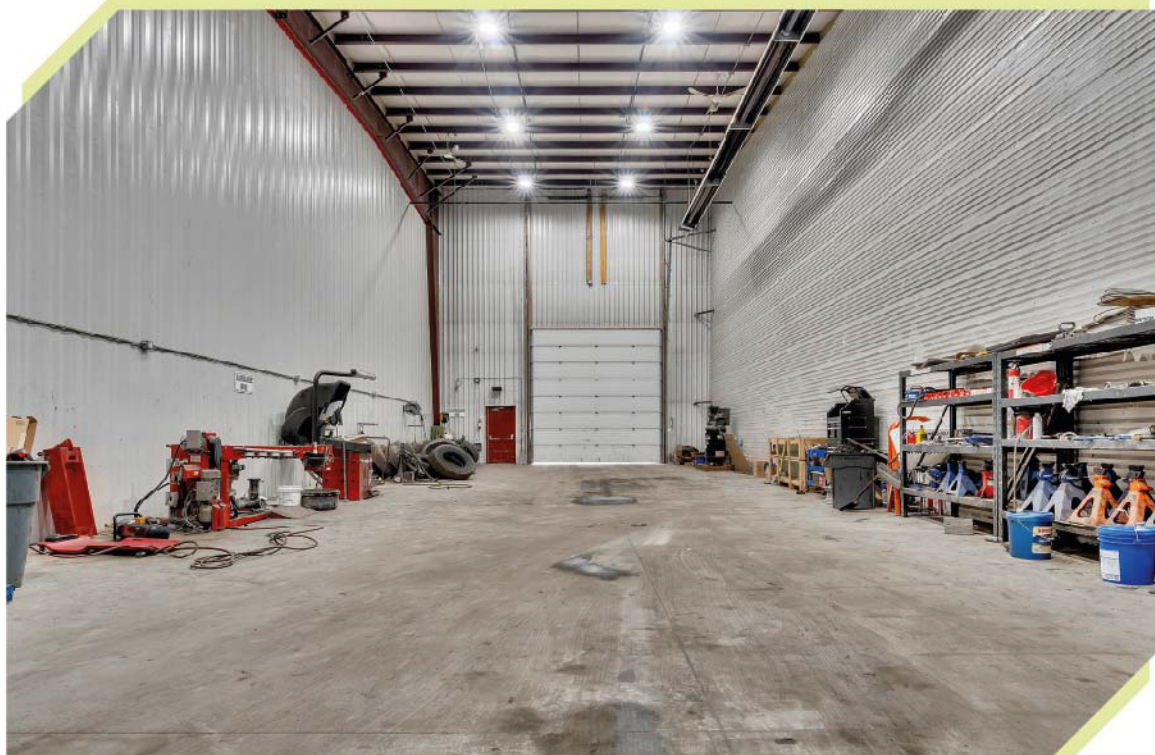
RAVI MANDER
780-937-2650
ravi@manderproperties.com

HEIDI MANDER
780.966.2650
heidi@manderproperties.com

34TH STREET INDUSTRIAL

6257 34 STREET NW | EDMONTON AB

FREE STANDING BUILDINGS WITH LOW SITE COVERAGE



 **LOW SITE
COVERAGE**

 **MULTI-TENANT
POTENTIAL**

 **ZONING- MEDIUM
INDUSTRIAL**

6257 34 STREET NW, EDMONTON

- | | | | |
|-------------------------|---------------------------------|-----------------|---|
| • Municipal: | 6257 34 St NW, Edmonton, AB | • Loading: | Five (5) 14'X16' Grade Doors |
| • Legal: | Plan 5129AJ, Block 6 | • Power: | Three Phase |
| • Zoning: | Medium Industrial (IM) | • Heating: | Radiant Tube |
| • Building Area | | • Lighting: | Metal Halide |
| • Main Floor: | ±16,200 SF (89'X180') | • Yard Details: | Graveled and Fenced |
| • Second Floor: | ±1614 SF | • Sale Price: | \$ 6,500,000.00 \$ 5,990,000.00 |
| • Total Available Area: | ±17,814 SF | • Prop. Taxes: | \$ 88,307.34 (2024) |
| • Site Area: | 4.81 Acres | | |
| • Site Coverage Ratio: | 7.6% | | |
| • Year Built: | 2015 | | |
| • Construction: | Metal Building | | |
| • Ceiling Height: | 33' at front to 26' at the rear | | |



RAVI MANDER
780-937-2650
ravi@manderproperties.com

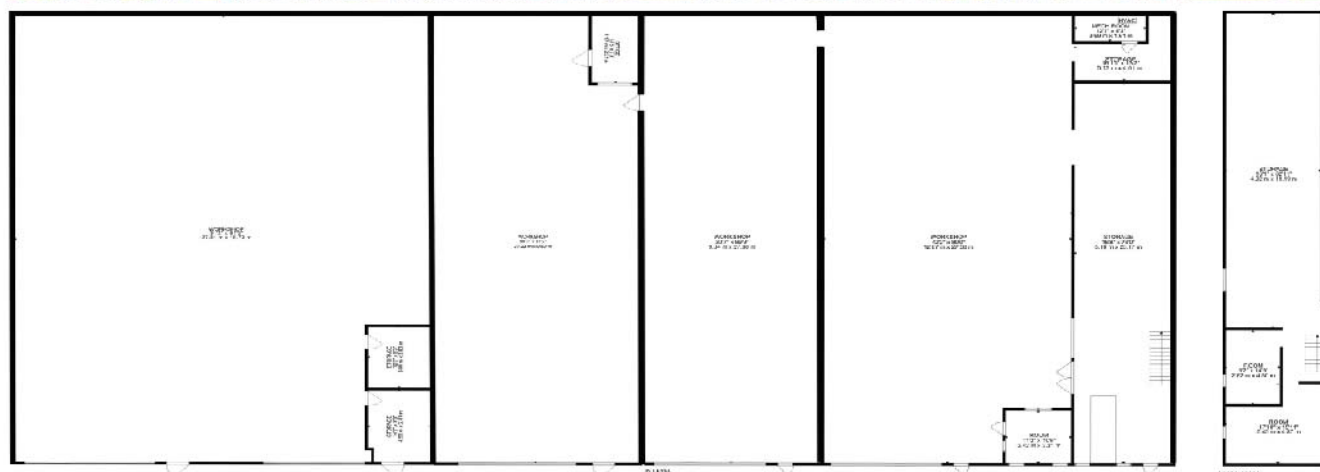
HEIDI MANDER
780.966.2650
heidi@manderproperties.com





6257 34 STREET NW | EDMONTON AB

FREE STANDING BUILDINGS WITH LOW SITE COVERAGE



FLOOR PLAN



RAVI MANDER
780-937-2650
ravi@manderproperties.com

HEIDI MANDER
780.966.2650
heidi@manderproperties.com

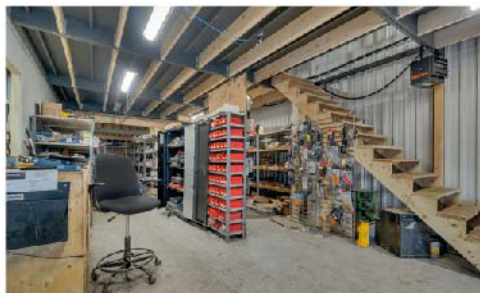
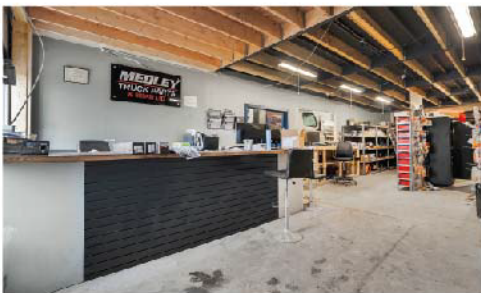


INDUSTRIAL FOR SALE

34TH STREET INDUSTRIAL

6257 34 STREET NW | EDMONTON AB

FREE STANDING BUILDINGS WITH LOW SITE COVERAGE



OPPORTUNITY

This property presents an exceptional opportunity, strategically located between two major East-West transportation corridors: Sherwood Park Freeway and Whitemud Drive. This central location offers outstanding accessibility and visibility, making it highly desirable for businesses that require efficient logistical connections. This site is ideal for either an owner/user seeking a functional multi-bay shop with a well-proportioned yard or for an investor interested in developing a multi-tenant facility. The ample yard space on both sides of the building provides excellent site coverage and flexibility, making it suitable for a wide range of industrial or commercial uses. In addition, the property benefits from quick and seamless access to Anthony Henday Drive, Edmonton's ring road, which provides direct routes to all areas of the city as well as major highways leading in and out of the region. This connectivity enhances the property's appeal for both owner/users and investors looking to capitalize on strong transportation infrastructure and high-traffic location with direct access from 34 Street.

Disclaimer: This disclaimer applies to Royal LePage Noralta Real Estate, including all employees, brokers, associate brokers, and associates of the brokerage. The information contained herein has been obtained from sources deemed reliable and is believed to be accurate; however, it has not been verified. Royal LePage Noralta Real Estate makes no representations, warranties, or guarantees, either express or implied, regarding the accuracy, correctness, or completeness of the information. Prospective buyers and their agents are advised to independently verify all information.



ROYAL LEPAGE
NORALTA REAL ESTATE

ROYAL LEPAGE
COMMERCIAL



RAVI MANDER
780-937-2650
ravi@manderproperties.com

HEIDI MANDER
780.966.2650
heidi@manderproperties.com