

# Exceptional Central West Edmonton Industrial Opportunity – Rare Scale, Flexibility & Functionality

A tremendous opportunity to acquire a highly versatile 4.4-acre industrial property in the heart of Central West Edmonton’s established industrial area offering an outstanding combination of office, warehouse, shop, yard, and redevelopment flexibility.

This rare offering features 31,000~ sq. ft. of industrial space across two buildings, complemented by an impressive 8,150~ sq. ft. stand-alone office building, creating a uniquely functional property suitable for owner-users, contractors, logistics, fleet operations, manufacturing, service industrial, warehousing, or investors seeking a strategic infill industrial asset.

Positioned on a prominent site with approximately 300 feet of frontage along 156 Street and over 600 feet of depth, the property benefits from outstanding access, visibility, and operational efficiency. The site is fully fenced with 6-foot chain link, incorporates both paved and gravel yard areas, and is zoned IM (Medium Industrial) & adjacent to IH, allowing for a broad range of industrial and commercial applications.

Power service for the site is reported by EPCOR to be 400A, 120/208V (to be confirmed by purchaser).

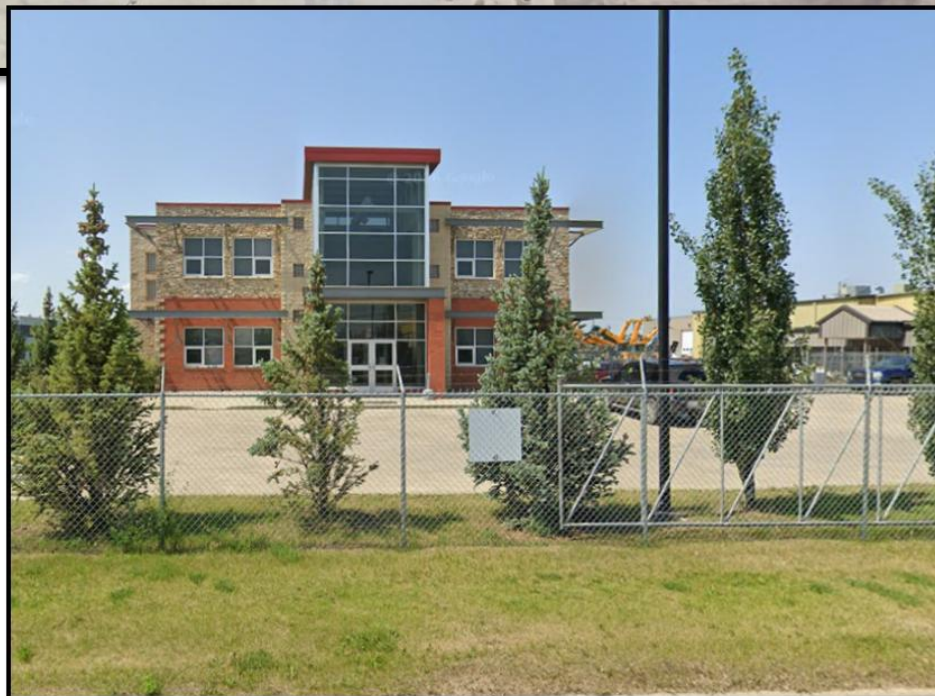
Properties of this scale, flexibility, and functionality in Central West Edmonton rarely become available—particularly with substantial yard capacity, multiple buildings, strong frontage exposure, and broad industrial utility in an established industrial location. Exceptional Central West Edmonton Industrial Opportunity – Rare Scale, Flexibility & Functionality.



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## Stand-Alone Office Building (2006) 11520 154 St

A professionally constructed two-storey, 8,150~ sq. ft. brick office building with A/C offering a strong corporate presence and substantial administrative capacity. Ideal for head office operations, professional services, dispatch, engineering, project management, or multi-department business functions. 4 bathrooms (2 / floor, 2 male & 2 female).



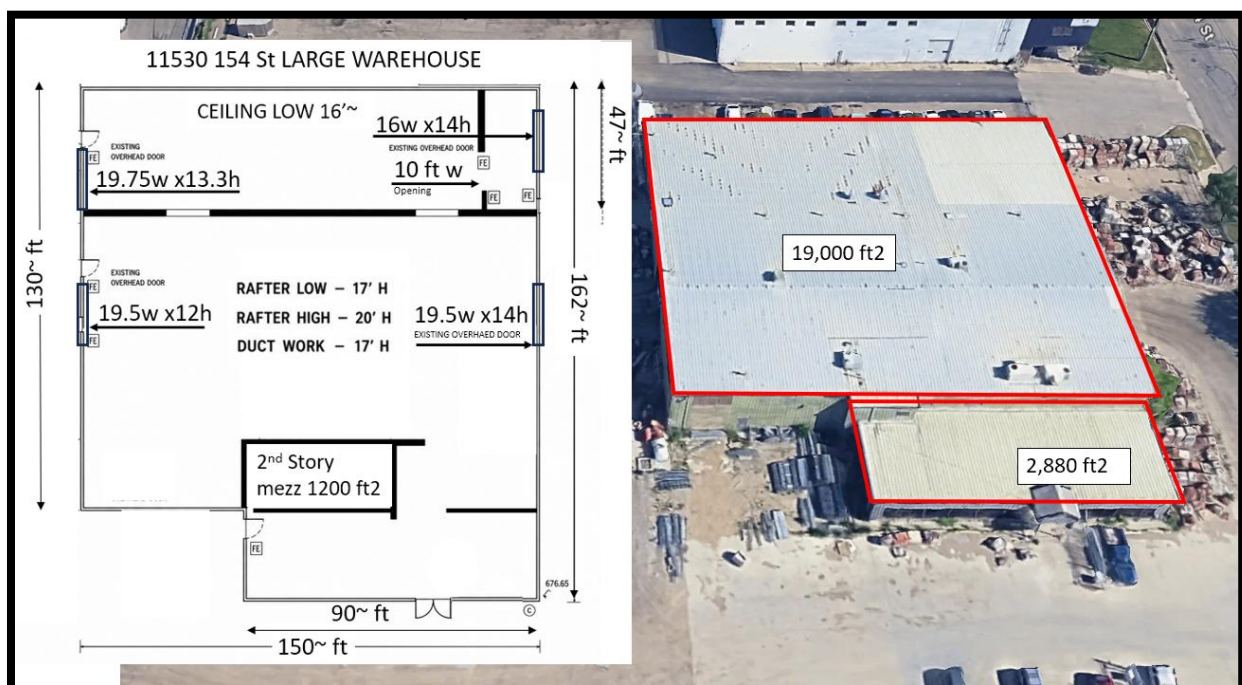
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## Warehouse Building (1973) 11530 154 St

Offering approximately 22,000~ sq. ft., this substantial metal-clad / cinder-block warehouse provides significant storage, distribution, and operational capacity with multiple oversized loading points and generous interior clearances.

Features include:

- One overhead grade door 19.5 ft wide x 14 ft high
- One overhead grade door 19.5 ft wide x 12 ft high
- One overhead grade door 19.75 ft wide x 13.3 ft high
- One overhead grade door 16 ft wide x 14 ft high
- Interior low ceiling / ductwork height of approximately 16+ ft
- Maximum interior ceiling height of approximately 20 ft
- LED/economical + fluorescent lighting
- Forced Air Heating
- 3 @ 3 pc bathrooms (roughed in/plumbed original condition)
- 1200~ft<sup>2</sup> 2<sup>nd</sup> floor / mezzanine (original condition / end of life finished office space)



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## Shop Building (2008) 11544 154 St

Purpose-built and highly functional, this 7,800 sq. ft. concrete block shop plus 1,200 sq. ft. mezzanine delivers excellent utility for industrial operations, equipment servicing, fabrication, fleet maintenance, and storage.

Features include:

- Five grade overhead doors, including:
  - Two 14 ft x 16 ft
  - Two 12 ft x 14 ft
  - One 12 ft x 16 ft
- Approximate 19.5 ft ceiling clearance
- Durable concrete block construction
- Forced Air and supplemental radiant heating
- CO2 Monitoring and ventilation system
- HID + fluorescent lighting



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