

Whitemud Industrial Park

Possession
EARLY 2025



Welcome to WHITEMUD INDUSTRIAL PARK



We are delighted to present freestanding bareland Industrial Condominiums at Whitemud Industrial Park, offering an exceptional opportunity for businesses in search of customized industrial or commercial spaces. The cluster of seven meticulously designed buildings provides both flexibility and functionality, tailored to meet your specific operational requirements.

- ▶ **Highway Visibility:** Prominent location with exposure from Whitemud.
- ▶ **Concrete Structure:** Durable, low-maintenance construction.
- ▶ **Clear Ceiling Height:** Up to 24 feet.
- ▶ **Financing & Vendor Take Back:** Flexible financing options available.
- ▶ **Size Options:** Unit starts from 5,625 square feet
- ▶ **Completion Date:** Early 2025 onwards.
- ▶ **Condo Fees:** TBD

Seven separate standalone buildings, ideal for :

- ▶ **Banquet Hall**
- ▶ **Industrial Space**
- ▶ **Office Space**
- ▶ **Daycare and many more**



About the Site



Opportunity



MUKUL OBEROI
& ASSOCIATES

"Lets Make it Happen"

SALE PRICE:

Market

ZONING:

BE (Business Employment)

MUNICIPAL:

**5035 28 Street NW
Edmonton, AB**

POWER:

**600 Volts - 20MPS
3 Phase (TBD)**

CONDOMINIUM PLAN:

TBD

CLEAR HEIGHT:

Starting from 20'

BARELAND CONDO FEE:

TBD

LIGHTING:

LED

FLOOR DRAINS / SUMPS:

**As Purchaser
Requires**

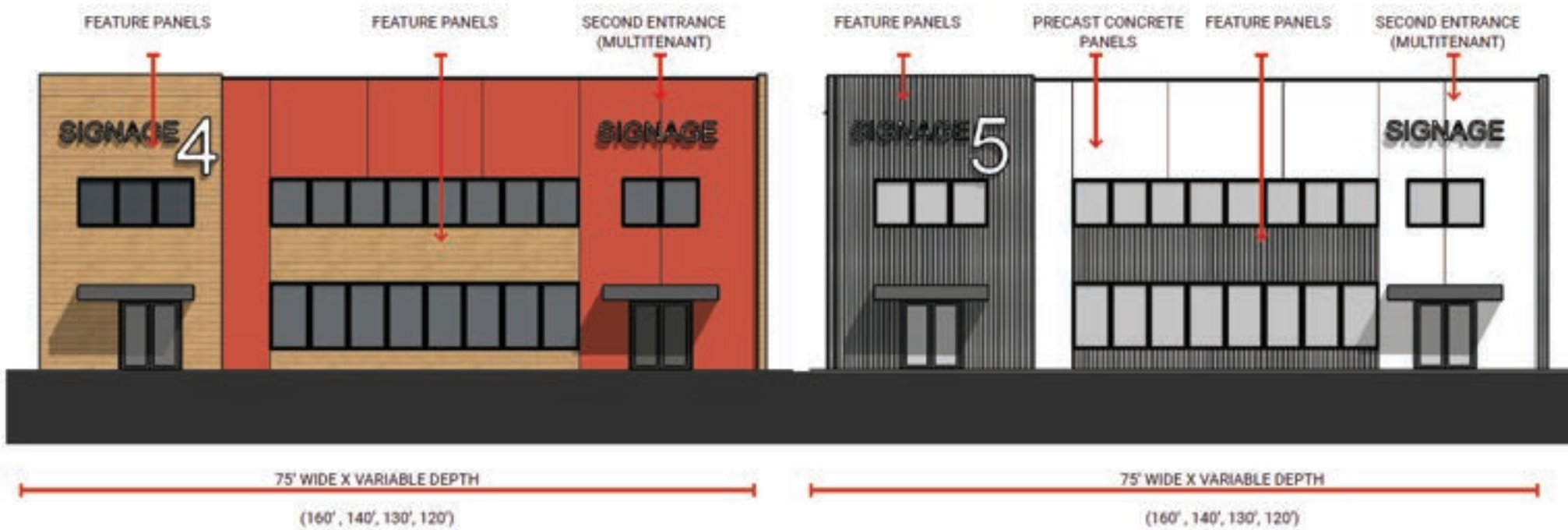
About the Site

Building 2 & 3



About the Site

Building 4 & 5



About the Site

Building 7

7





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