

\$6,450,000.00

Total Size: 47,002 sq ft
2.27 acres

Building #1:

Office sq ft

1st Flr 10,200 sq ft
2nd Flr 10,200 sq ft
= 20,400 sq ft total

Building #2:

Warehouse/Office sq ft

Main Flr:

8 multibay warehouse
totaling 21,000 sq ft

2nd Flr :

8 small office units
totaling 5,602 sq ft

Taxes:

\$165,492.00 – 2025

Zoning: BE

Year Built: 1976



FOR
Sale

Prime Office and Warehouse Buildings 8704, & 8708-8722 - 51 avenue NW



Off: 780-465-0041

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Sabo Bros.Realty Ltd.

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All statements deemed to be true but should be verified.

Property Highlights:

- Building #1 Beautiful living plants in the common areas on ground floor and 2nd floor in the office.
- Excellent opportunity for investment & owner user

Property Highlights:

- #2 building, 8 main flr bays with 12X14 with grade loading overhead doors with sump in each bay.
- Excellent location right on 51 avenue with easy Bus and LRT access close to Whitemud and Sherwood park freeway.

8704-8722 51 Avenue NW | Edmonton, Alberta T6E 5E8

8708 -51 Ave NW Edmonton AB. T6E 5E8 address for title property

Legal Address: Plan 7620382; Block 12; Lot 7

Zoning: BE – Business Employment

Site Size: 2.27 Acres

Year Built: 1976

Building Size: **Building # 1** – Office space 10,200 sq ft main

Office space 10,200 sq ft 2nd flr

Total = 20,400 sq ft

Building # 2 – 21,000 sq ft main 5,602 sq ft 2nd flr = 26,602

- 8 bays – 2 x 3,000 sq ft, 6 x 2,500 sq ft main flr = 21,000
- 8 small offices 2nd flr – 2 x 800 sq ft, 6 x 667 sq ft = 5,602

Total sq ft of both buildings: 47,002 sq ft

Taxes (2025): \$165,492.00

List Price: \$6,450,000

