

**\$6,450,000.00**

**Total Size:** 47,002 sq ft  
2.27 acres

**Building #1:**

**Office sq ft**

1<sup>st</sup> Flr 10,200 sq ft  
2<sup>nd</sup> 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

**2<sup>nd</sup> Flr :**

8 small office units  
totaling 5,602 sq ft

**Taxes:**

\$165,492.00 – 2025

**Zoning:** BE

**Year Built:** 1976

Off: 780-465-0041

Fax: 780-463-7375

[www.sabobrosrealty.ca](http://www.sabobrosrealty.ca)



**FOR  
Sale**

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



**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 2<sup>nd</sup> 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 2<sup>nd</sup> flr

Total =20,400 sq ft

**Building # 2** – 21,000 sq ft main 5,602 sq ft 2<sup>nd</sup> flr = 26,602

- 8 bays – 2 x 3,000 sq ft, 6 x 2,500 sq ft main flr = 21,000
- 8 small offices 2<sup>nd</sup> 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

