

Stanton Metal Building

10346 - 60th Avenue
Edmonton, Alberta
www.cbre.ca

Rare Small Freestanding Building | Excellent Redevelopment Opportunity



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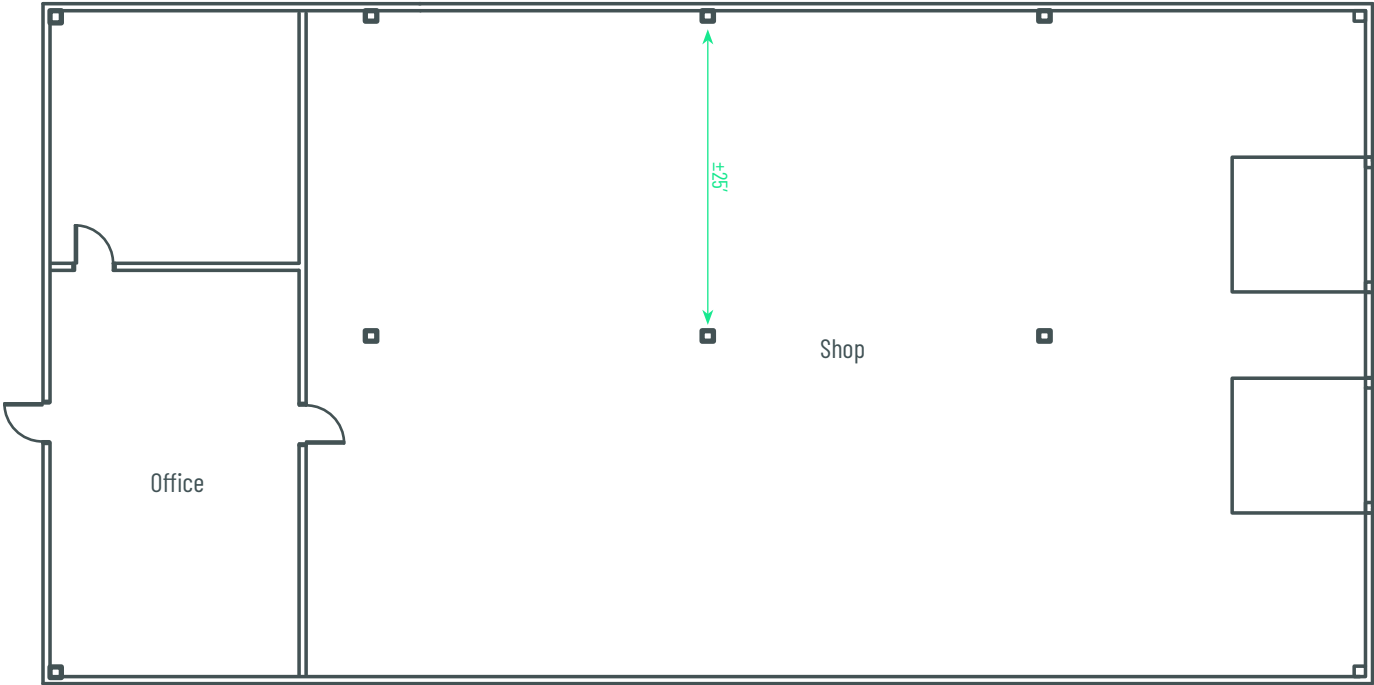
Rare, small freestanding building with grade loading. Great southeast Edmonton location with easy access to Calgary Trail/Gateway Boulevard and Whitemud Drive.

Legal Address	Plan 5740AI; Block 81; Lots 18 & 19	
Zoning	IH - Heavy Industrial	
Year Built	1953	
Available Area	Office	±750 sq. ft.
	Shop	±2,718 sq. ft.
	Total	±3,468 sq. ft.
Grade Loading	(1) 9' x 9' (1) 12' x 12'	
Construction	Concrete block	
Column Spacing	25' wide	
Ceiling Height	12'6" clear	
Power	200 amp, 3-phase <i>*To be confirmed</i>	

Heating	Forced air
Lighting	Fluorescent
Exhaust Fans	Yes
Yard	Paved & fenced
Parking	Surface
Floor Drains	In warehouse
Cranes	Exterior craneway
Taxes (2024)	\$18,960.79
Sale Price	\$775,000.00
Available	Immediately

Floorplan

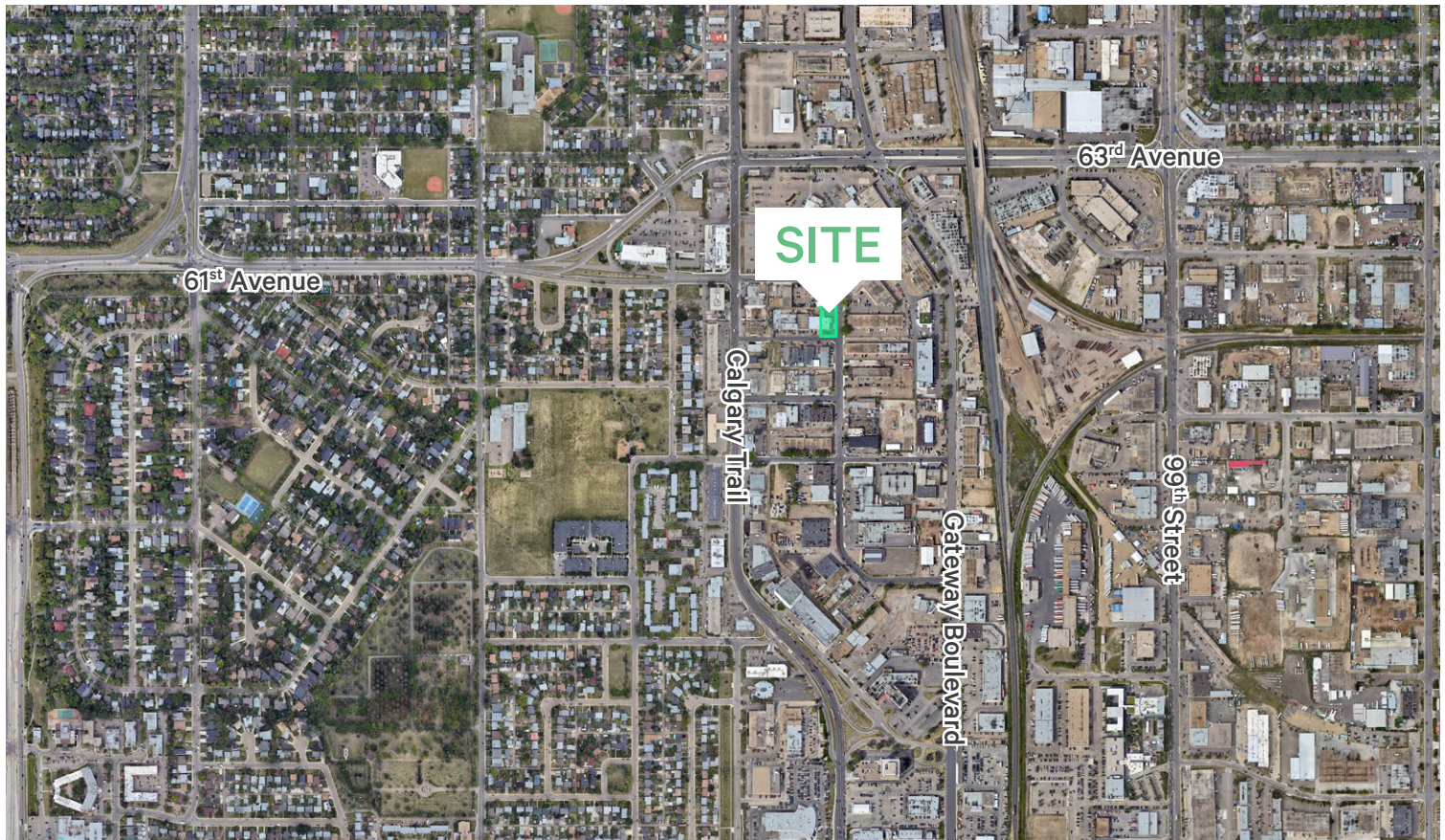
**Approximate and for reference purposes only*



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For Sale



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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