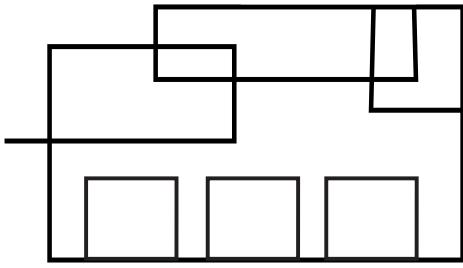


# INVESTMENT OPPORTUNITY

## KENNEDALE INDUSTRIAL BUILDING SALE

12812/14/16/18 - 52 STREET | EDMONTON, ALBERTA



**Versatile Units:** Four FULLY LEASED industrial condos offering flexibility for a range of business needs.

**Convenient Access:** Situated with easy connectivity to the Yellowhead Freeway, enhancing accessibility.

**Quality Construction:** Built with durable concrete block construction for long-term reliability.

**Practical Features:** Includes 12 x 16 overhead doors, ideal for loading and operational efficiency.

**Efficient Heating:** Equipped with both infrared and forced-air heating systems to ensure a comfortable work environment.

**Spacious Design:** Benefit from 19-foot clear ceilings, perfect for maximizing vertical storage or workspace.

**Functional Amenities:** Multiple washrooms in each unit, catering to tenant and staff convenience.

**Steven Pearson, Vice President**  
Investment & Industrial Sales/Leasing  
P: 780 993 7501 E: [steven@hrcgroup.ca](mailto:steven@hrcgroup.ca)

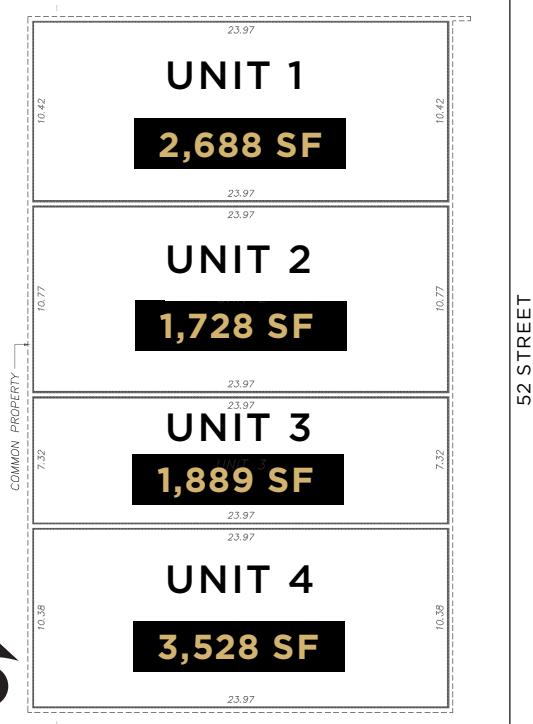
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HUGHES  
COMMERCIAL  
REALTY GROUP

# FOR SALE | KENNEDALE INDUSTRIAL BUILDING

## III SITE PLAN



## FULLY LEASED



BAY BEFORE TENANT MOVED IN

*Financials and building reports are available for serious enquiries only with a signed NDA*



List Price **\$1,625,000**  
Prop. Taxes **\$40,231.61**

## PROPERTY DETAILS

MUNICIPAL ADDRESS  
12812/14/16/18 - 52 Street  
Edmonton, Alberta

LEGAL ADDRESS  
Plan 4938AM, Block 22,  
Lots 25, 26, 27, 28

BUILDING SIZE  
± 10,040 Square Feet

LAND SIZE  
± 0.37 Acres

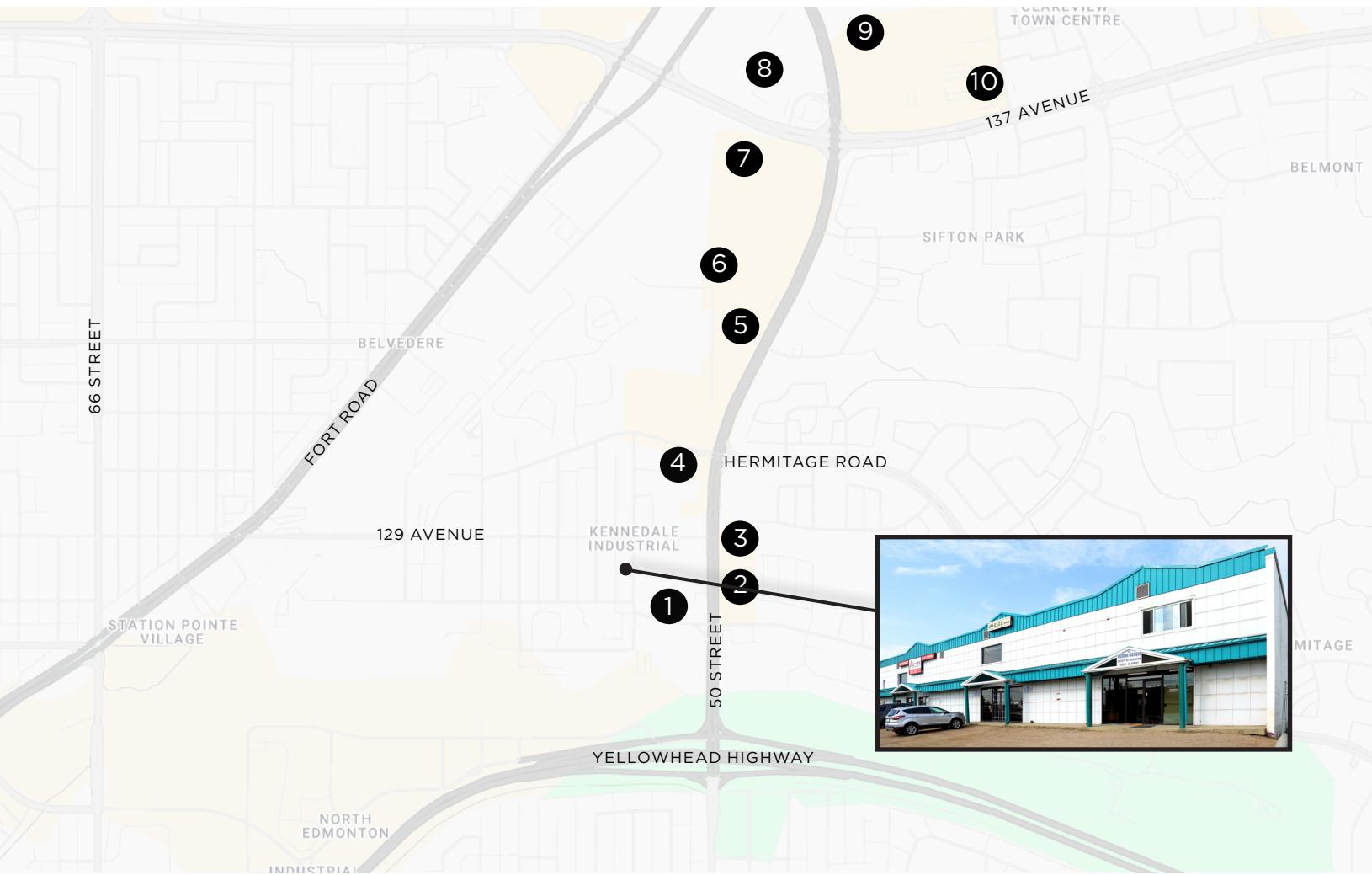
ZONING  
IB - Business Industrial [\(i\)](#)

CEILING HEIGHT  
19' Clear

LOADING  
12' x 16' overhead doors

YEAR BUILT  
1978

# FOR SALE | KENNEDALE INDUSTRIAL BUILDING



## DRIVE TIMES

Yellowhead Highway	2 Minutes
Fort Road	2 Minutes
Anthony Henday Drive	6 Minutes
Whitemud Drive	10 Minutes

## NEARBY AMENITIES

1. Starbucks	6. Home Depot
2. Shoppers Drug Mart	7. Costco
3. McDonald's	8. Holiday Inn Express
4. Tim Hortons	9. Superstore
5. Staples	10. Dollarama

## DEMOGRAPHICS

	NEIGHBOURHOOD POPULATION (5 KM   2023)	189,760
	5-YEAR GROWTH FORECAST (5 KM   2023-2028)	3.0%
	AVERAGE HOUSEHOLD INCOME (5 KM   2023)	\$91,194
	TRAFFIC COUNTS 129 AVE NW & 50 ST E (2020)	34,400

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**HCR** HUGHES COMMERCIAL REALTY GROUP

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