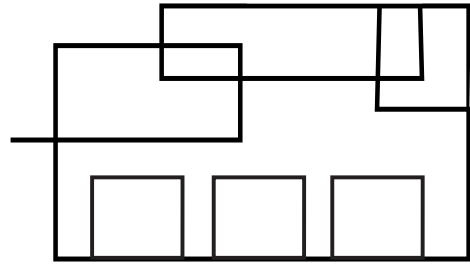


# INVESTMENT OPPORTUNITY

## 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  
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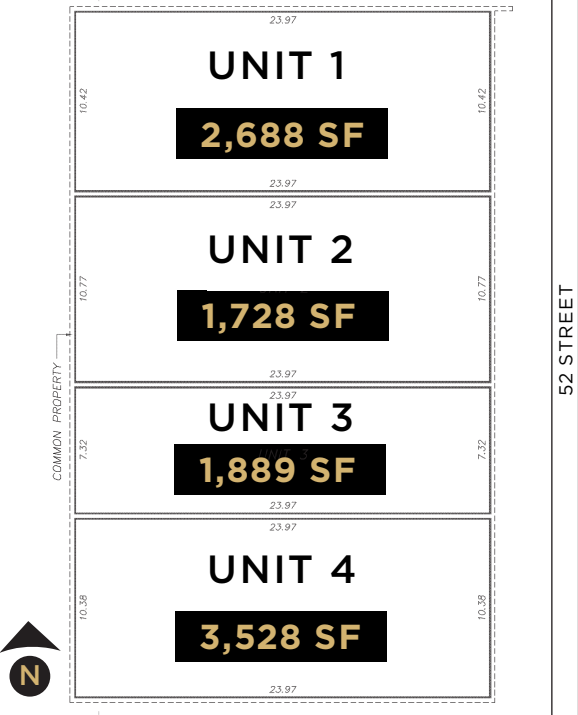
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# FOR SALE | KENNEDALE INDUSTRIAL BUILDING

## 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

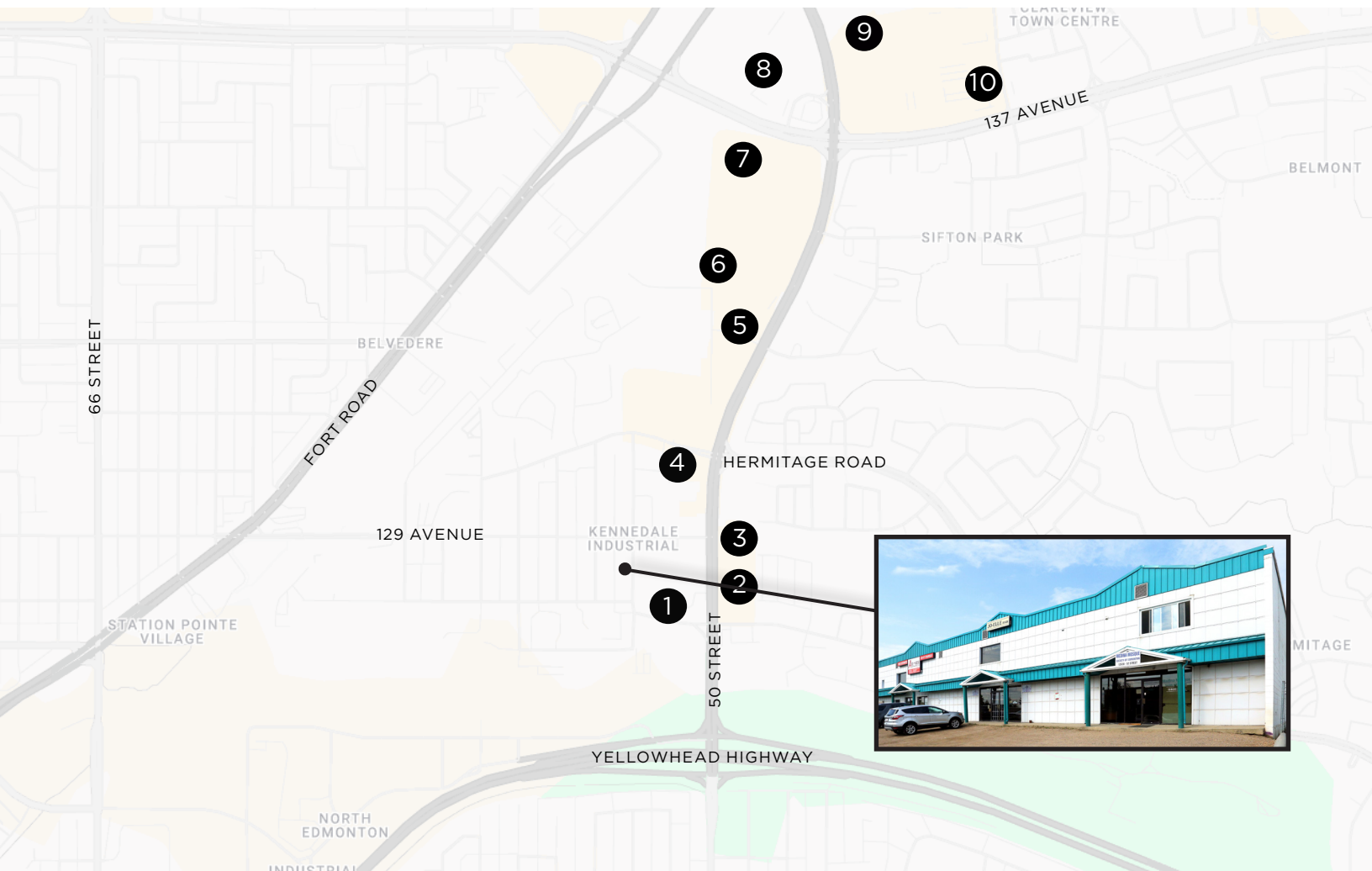
**ZONING**  
IB - Business Industrial ⓘ

**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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