

Freestanding Shop with Yard

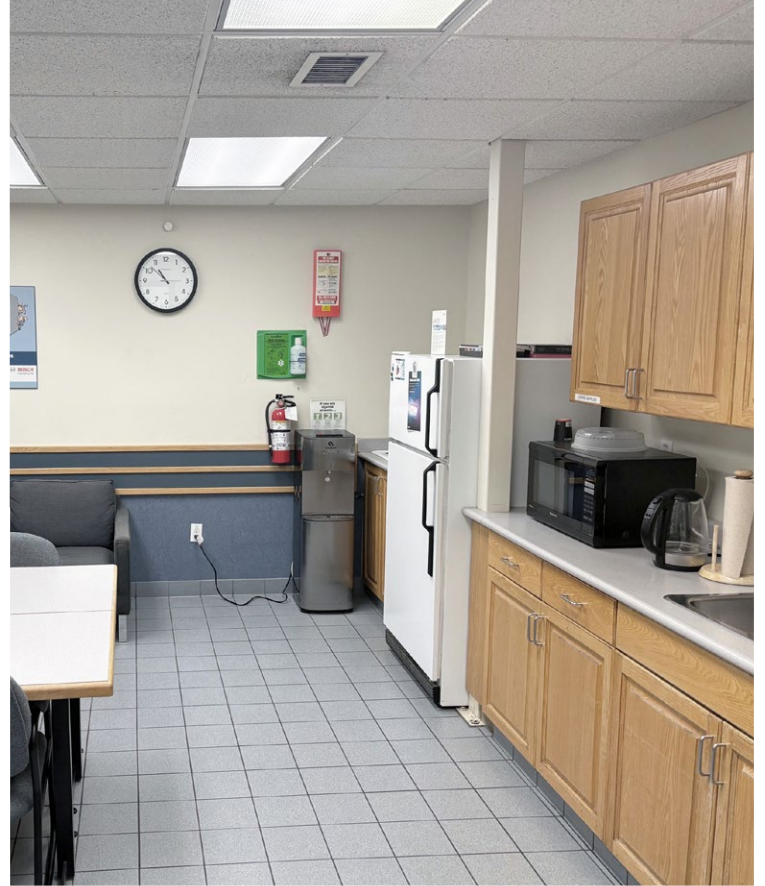
8035 Coronet Road
Edmonton, Alberta

±8,000 SF on 0.78 Acres



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Well-positioned in a highly desirable south-central location, this freestanding industrial facility offers exceptional functionality and accessibility for a wide range of users. Constructed with durable concrete block construction, the property features a partially paved and secure yard, an abundance of paved parking, and convenient access to major transportation corridors, ensuring efficient movement throughout the city and region. South facing windows provide natural light throughout the service shop with the warehouse boasting several skylights.

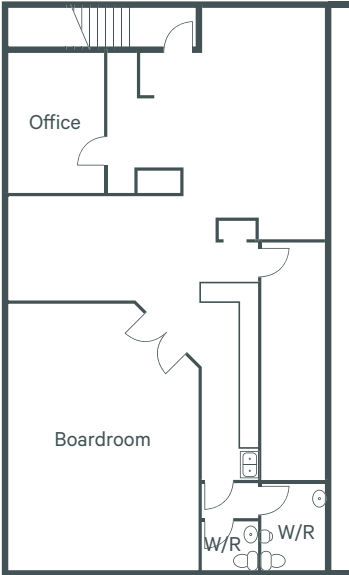
With a low 17.6% site coverage ratio, the property provides significant excess land and outdoor storage potential, creating flexibility for current operations and future growth. Sea cans in the yard area can be made available for purchase.

Legal Address	Plan 3131KS; Block 1; Lot 9	
Zoning	BE – Business Employment	
Year Built	1964	
Site Size	0.78 Acres	
Site Coverage Ratio	17.6%	
Building Size	Main Floor Office:	±2,000 sq. ft.
	2nd Floor Office:	±2,000 sq. ft.
	Warehouse:	±2,000 sq. ft.
	Service Area:	±2,000 sq. ft.
	Total:	±8,000 sq. ft.
Grade Loading	(1) 10' x 14' powered door (1) 14' x 14' powered door	
Construction	Concrete block	
Column Spacing	32'	
Ceiling Height	16' clear	
Power	400 amp, 120/208 volt 800 amp, 600 volt (Additional power can be made available) *To be confirmed by purchaser	

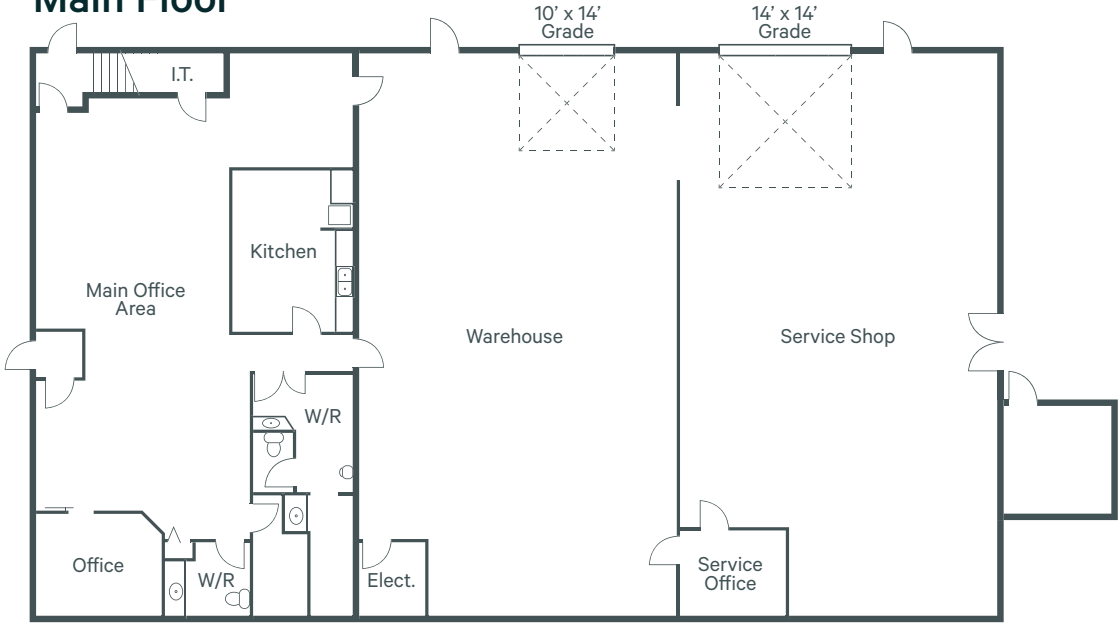
Heating	Forced air & 4 HVAC units (3 recently replaced)
Lighting	T5HO and LED
Skylights	Warehouse skylights
Fenced	Partially paved and compacted gravel yard
Parking	Abundance of paved parking
Sumps	Yes
Cranes	(1) 10 ton bridge crane (30' bridge span, 10 under hook clearance) (1) 0.5- ton jib crane
Fibre	Yes, provider to be confirmed
Taxes (2026)	\$51,245.28
Sale Price	\$2,150,000.00
Available	60 days from condition removal

Floor Plan

2nd Floor



Main Floor





Contact Us

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*(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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