

FOR SALE/LEASE

10740 180
STREET,
EDMONTON, AB

 CUSHMAN &
WAKEFIELD
Edmonton



WILSON INDUSTRIAL SPACE FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- Recent upgrades including new paint and flooring
- Nicely finished mezzanine with executive office space
- Floor drains
- Main floor has washroom and kitchen area
- Immediate access to 107th Avenue
- Quick access to 178th Street, 170th Street, Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail

Max McPeak

Associate

780 700 5038

max.mcpeak@cwedm.com

Kurt Paull, SIOR

Partner

780 702 4258

kurt.paull@cwedm.com

Will Harvie

Associate Partner

780 902 4278

will.harvie@cwedm.com

Nick Mytopher

Associate

587 597 5475

nick.mytopher@cwedm.com

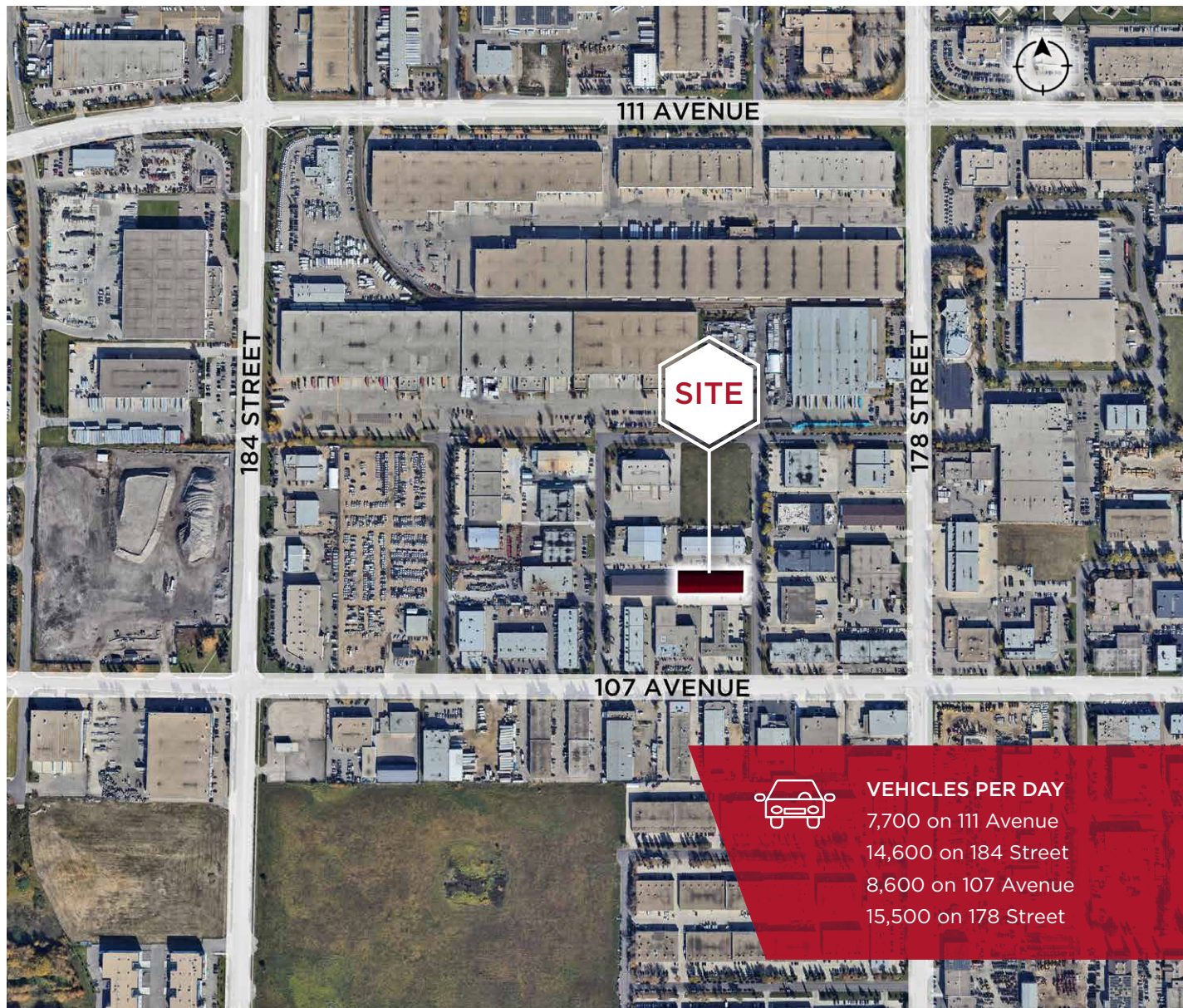
LISTING INFORMATION

Market:	Wilson Industrial
Zoning:	IM - Medium Industrial
Area:	Warehouse: 1,300 SF 2nd Floor Mezzanine: 800 SF Total: 2,100 SF
Sale Price:	\$360,000.00
Lease Rate:	\$12.00/SF
Operating Costs:	\$5.99/SF
Taxes:	\$7,502.28 (2024)
Availability:	Negotiable

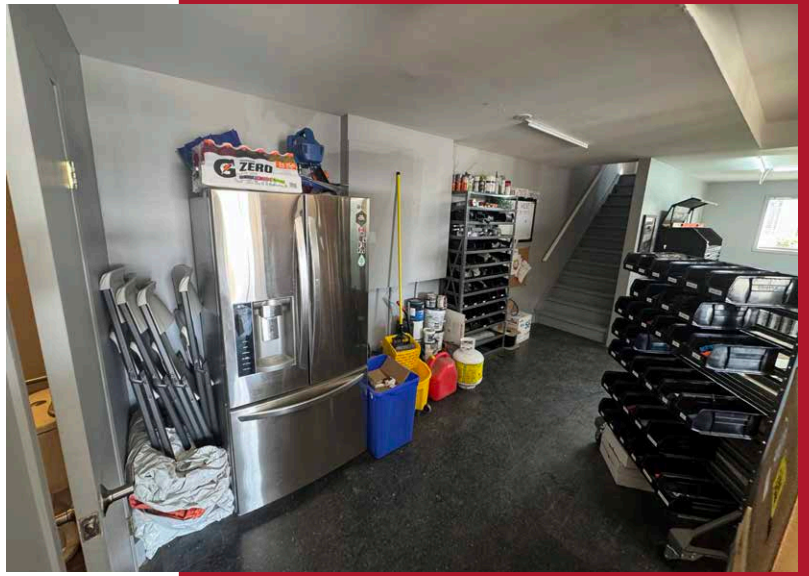
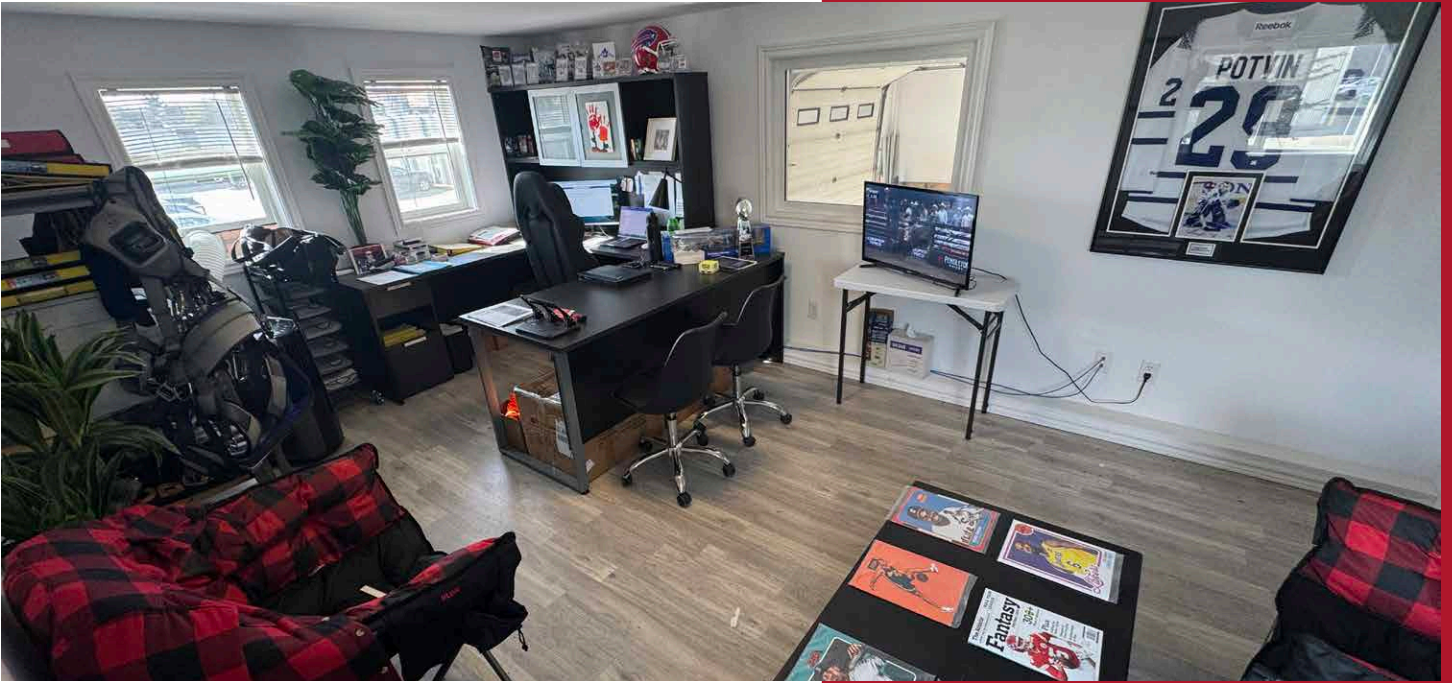
BUILDING DESCRIPTION

Power:	To be Confirmed
Loading Doors:	Grade (1) 10' x 12'
Heating:	Gas fired overhead
Lighting:	LED
Clear Height:	16' - 22'
Parking:	4 Stalls plus ample road parking

AERIAL



PROPERTY PHOTOS





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