

FOR SALE/LEASE

FREESTANDING BUILDING

11512 88 Avenue,
Fort Saskatchewan, AB

**Class A Industrial Building
New Construction (2019)**

Adam Martinson

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Cushman & Wakefield Edmonton

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PROPERTY DETAILS

ADDRESS

11512 88 Avenue,
Fort Saskatchewan, AB

LEGAL DESCRIPTION

Plan 1424324, Block 1 Lot 8

ZONING

Light Industrial

BUILDING SIZE

15,538 SF

BUILT

2019

PARKING AREA

Paved Parking

LOT AREA

±2.19 Acres

LEASE RATE

\$19.00 per SF

OPERATING COSTS

To be confirmed

SALE PRICE

\$4,950,000



BUILDING & YARD DETAILS

CEILING HEIGHT
23 feet

YARD
Fenced with compacted gravel

LOADING
(1) 16' x 14' Grade
(5) 10' x 10' Grade

POWER
To be confirmed



PROPERTY HIGHLIGHTS

- Excellent exposure to Highway 15
- Built in 2019 by Eagle Builders using pre-cast concrete panel construction
- Simple layout
- Trench drains in shop area
- Ability to add or install larger overhead doors





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