

**FOR SALE**

11650 199 Street NW, Edmonton, AB

Opportunity to acquire a recently constructed  
drive-through facility on concrete fenced yard.



**DRONE VIDEO**

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# OVERVIEW

Located in Winterburn Industrial Area East

Highly improved concrete fenced and secured yard

Proximity to major arteries such as Anthony Henday and Yellowhead Trail

Legal Description: Lot A, Plan 533NY

Constructed in 2014

Main building - ±25,575 SF  
Secondary Building - ±14,950 SF

Property Taxes: \$167,087.34  
(2023)

Sale Price: \$16,900,000.00



YELLOWHEAD TRAIL

ANTHONY HENDAY DRIVE



SITE





# PROPERTY PHOTOS

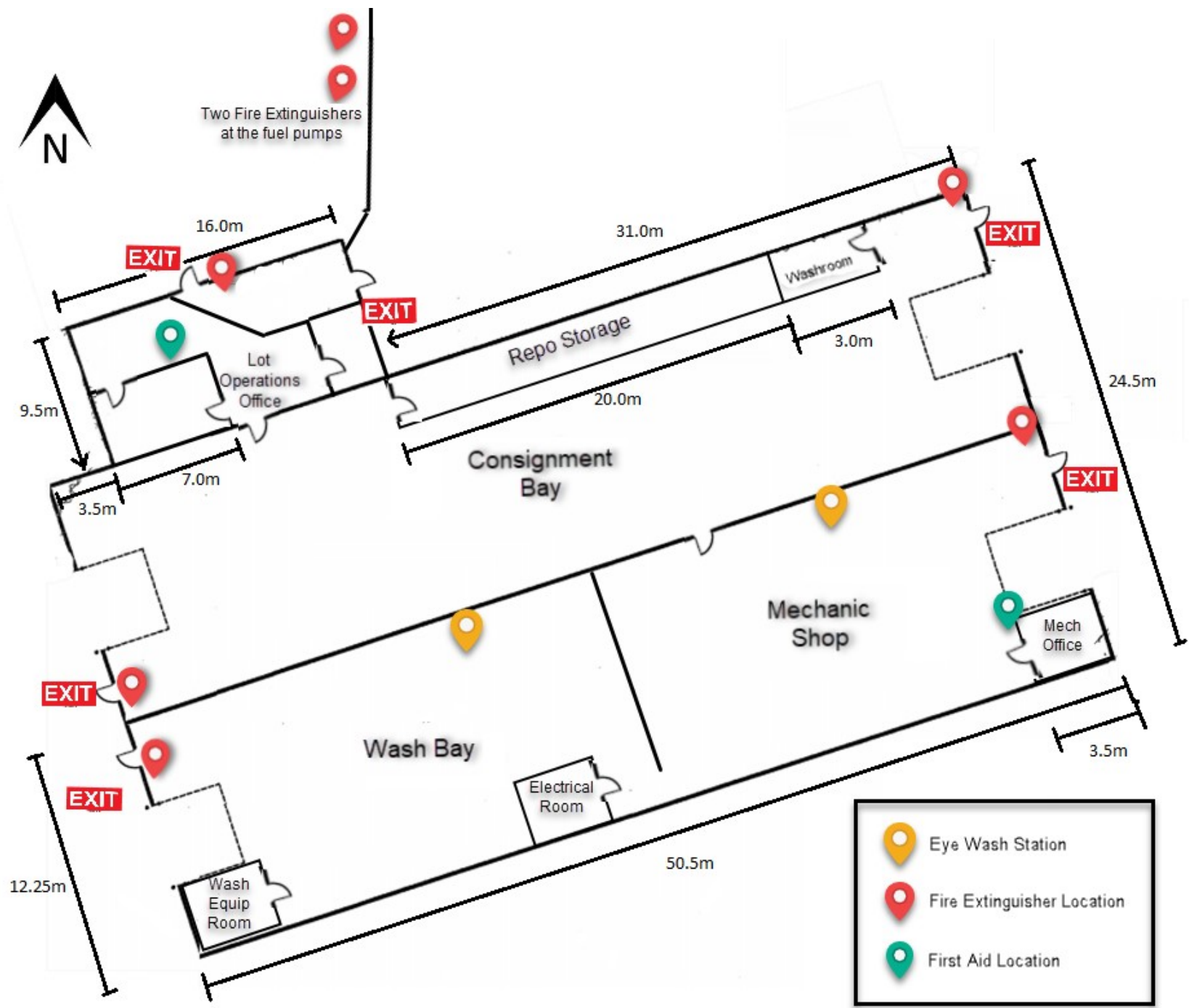






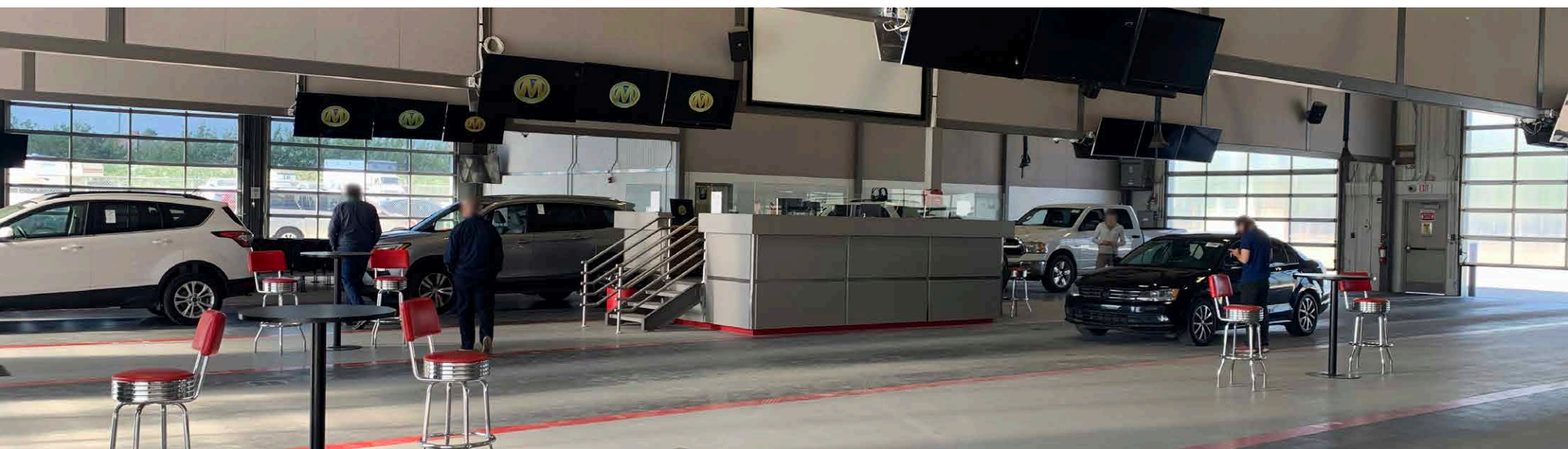


# DETAIL BUILDING PLAN



	Eye Wash Station
	Fire Extinguisher Location
	First Aid Location

# INTERIOR PHOTOS



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