

**PRICE REDUCED: \$14,900,000.00**

**FOR SALE**  
**MANHEIM  
INDUSTRIAL  
FACILITY**

11650 199 Street NW, Edmonton, AB

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



**DRONE VIDEO**

Cushman & Wakefield Edmonton  
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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: \$14,900,000.00



YELLOWHEAD TRAIL

ANTHONY HENDAY DRIVE



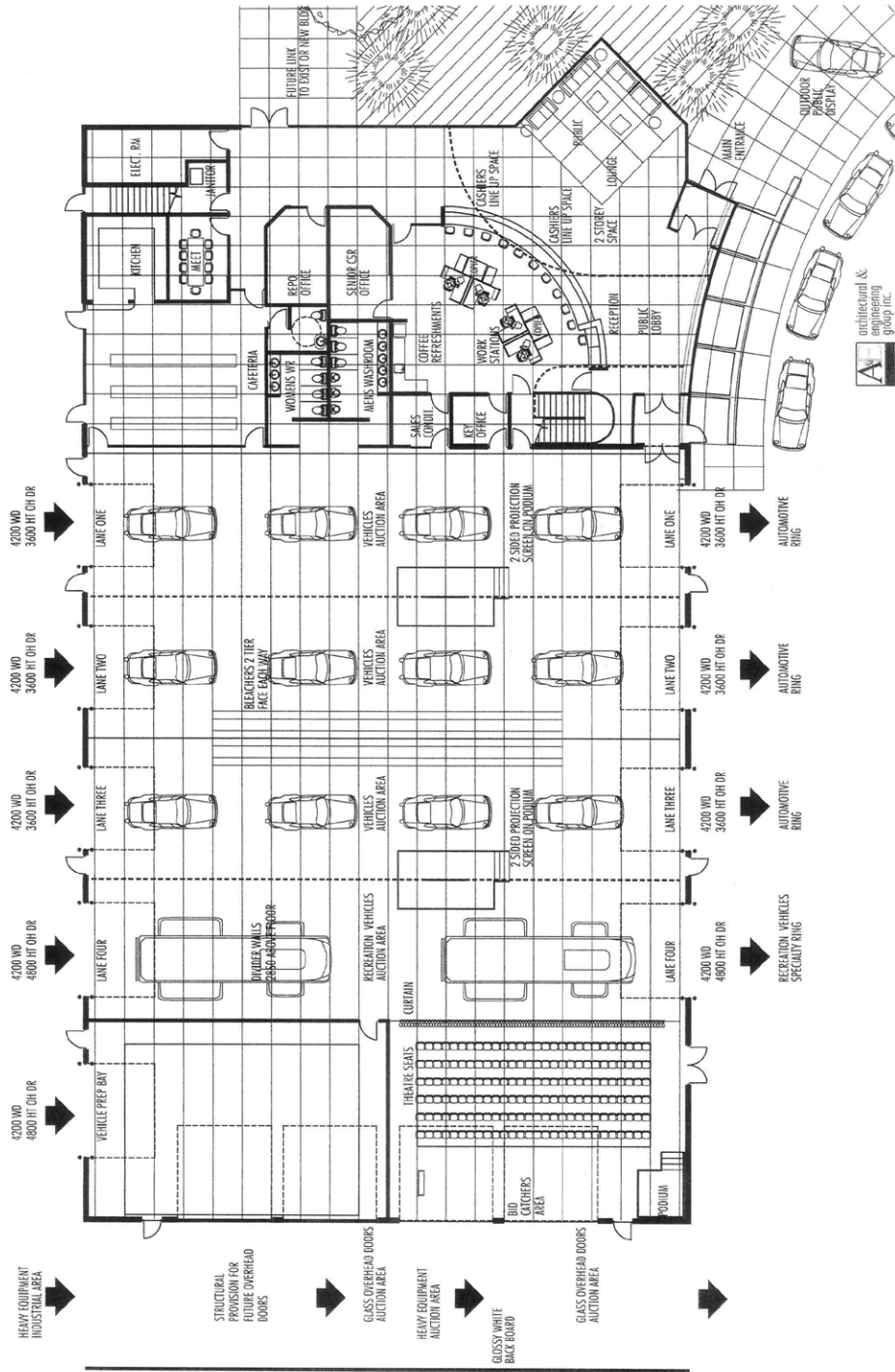


# PROPERTY PHOTOS



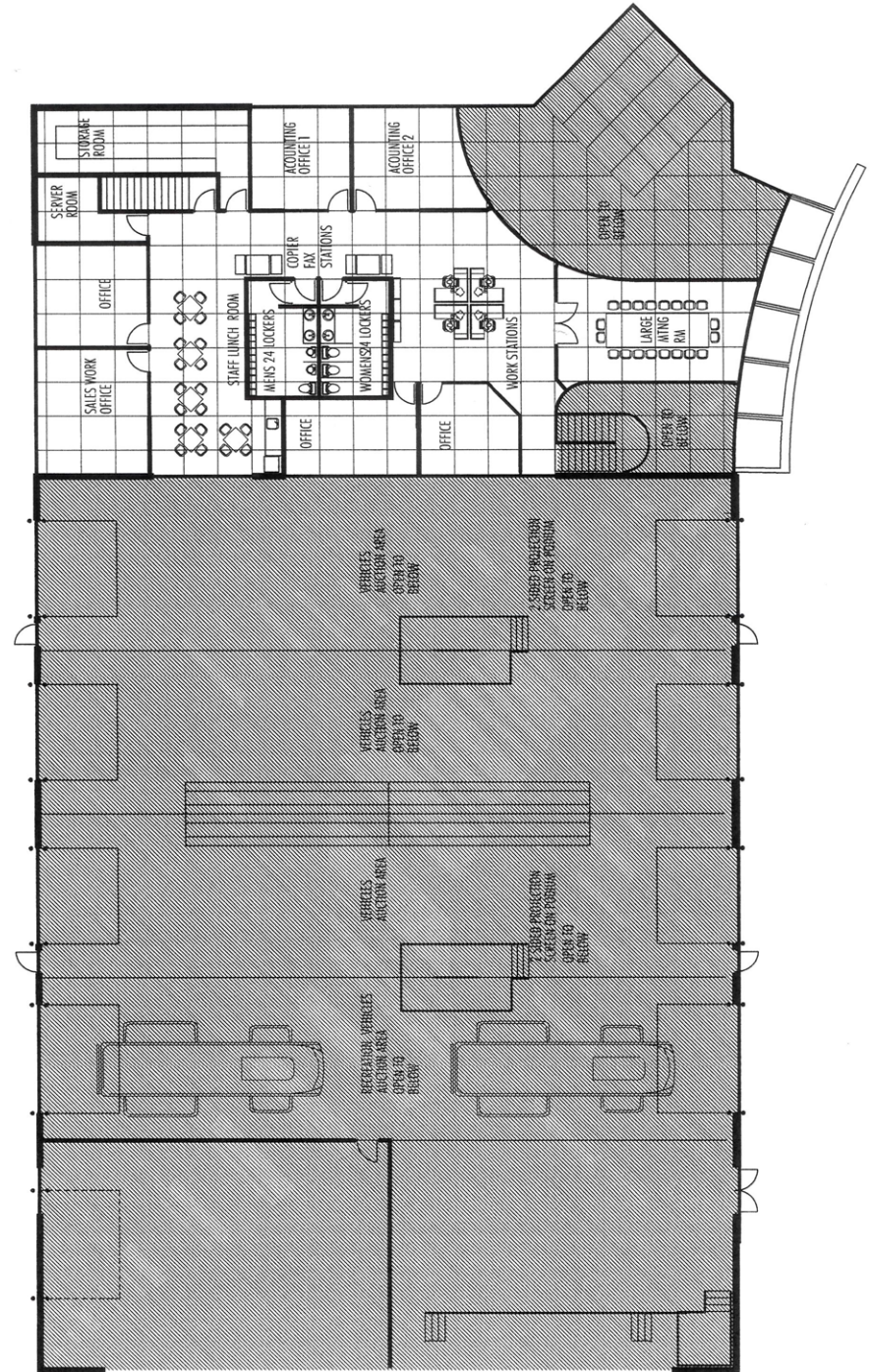


# MAIN FLOOR PLAN



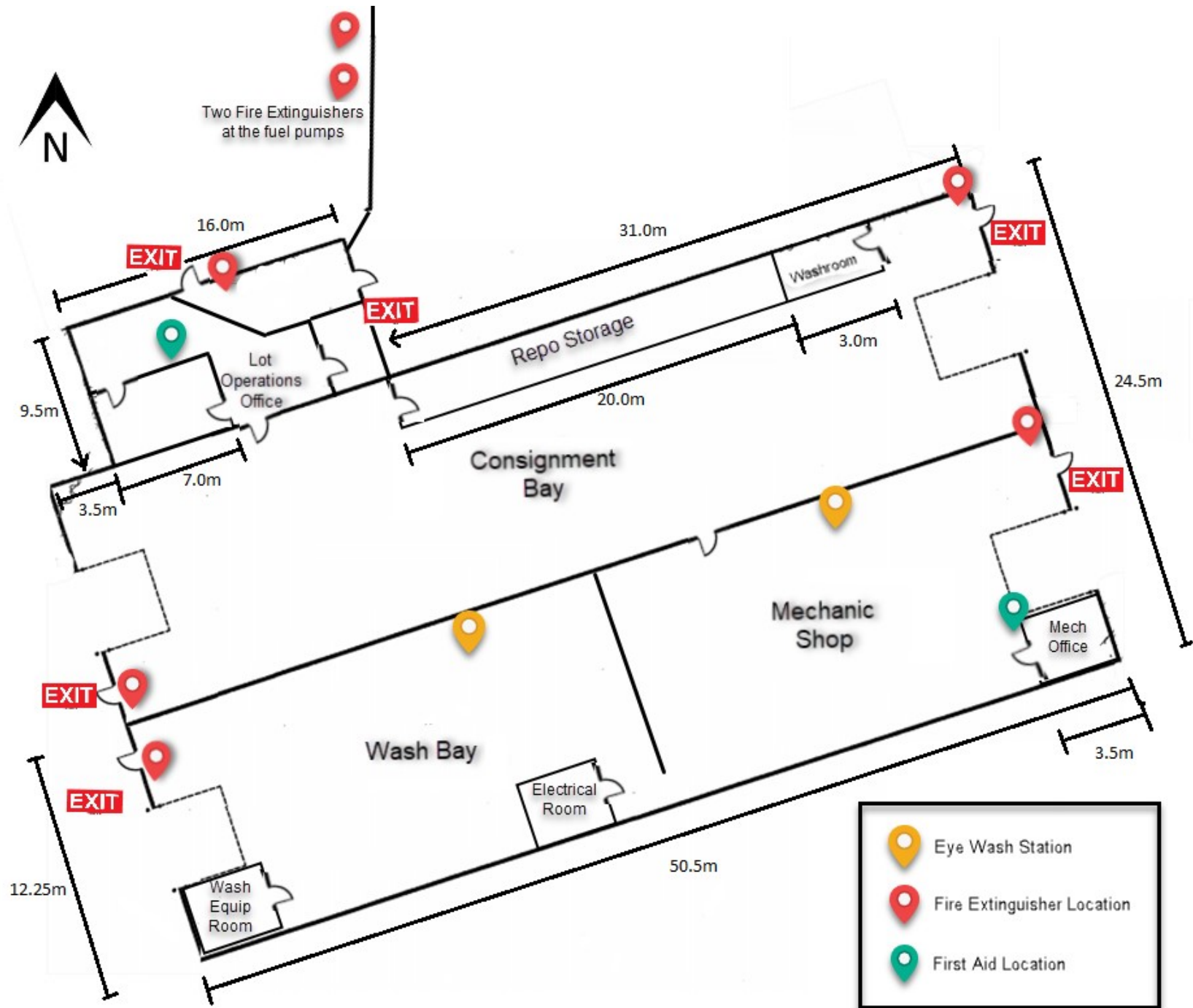
Architectural & Engineering Group Inc.

# SECOND FLOOR PLAN

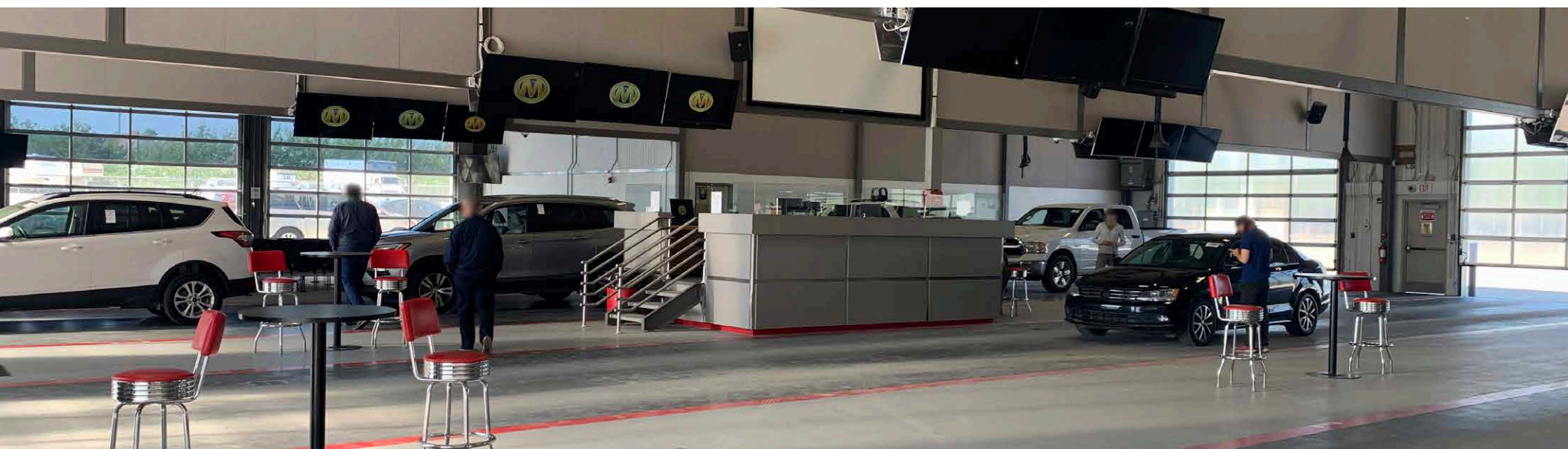




# DETAIL BUILDING PLAN



# INTERIOR PHOTOS



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