

**HEAVY POWER
MULTIPLE CRANES**

FOR SALE

FORMER HOWCO BUILDING

7504 52 Street
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

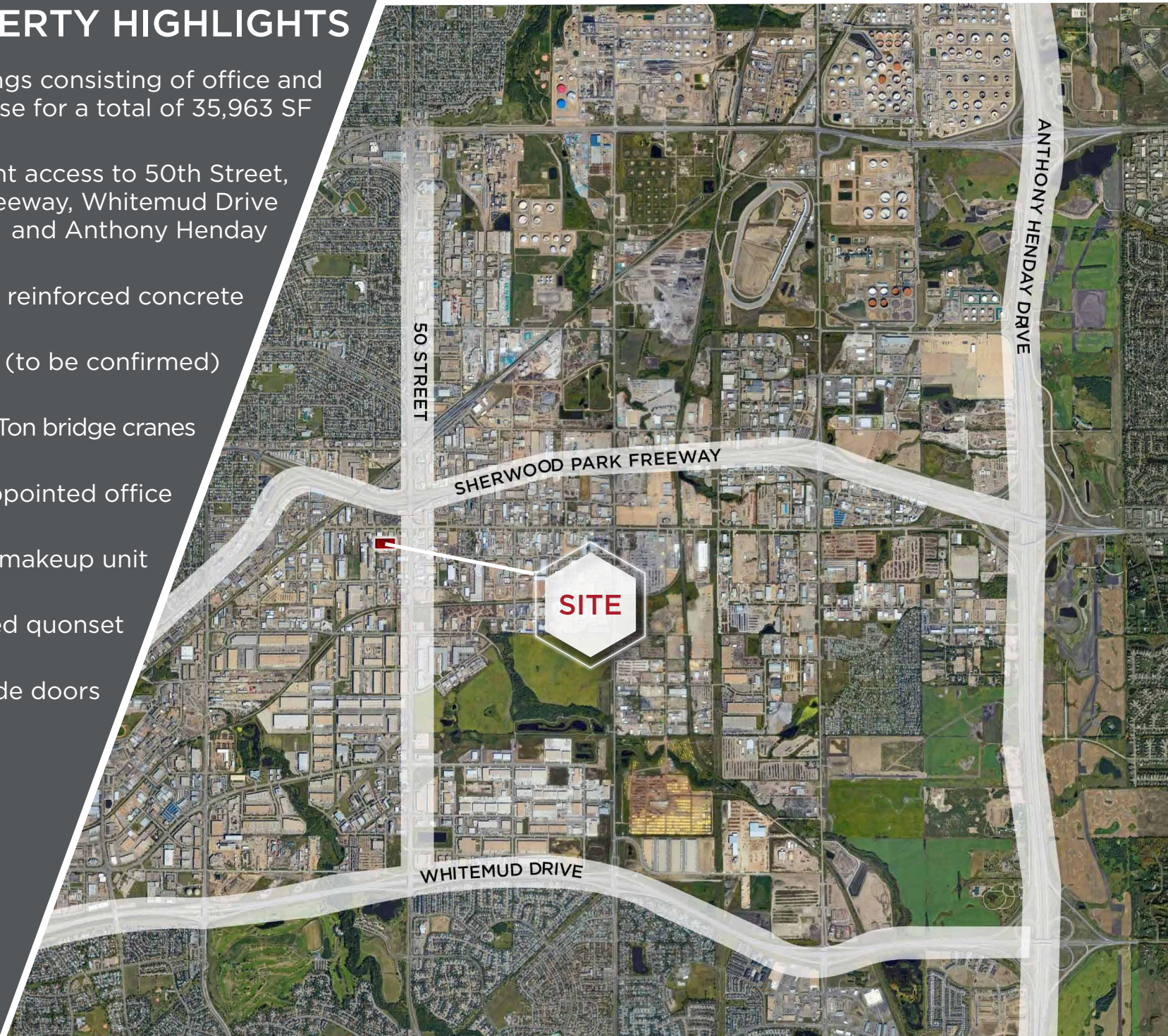
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PROPERTY HIGHLIGHTS

- Two buildings consisting of office and warehouse for a total of 35,963 SF
- Excellent access to 50th Street, Sherwood Park Freeway, Whitemud Drive and Anthony Henday
- Entire yard is reinforced concrete
- 1,200 Amp power (to be confirmed)
- 3-Ton, 5-Ton, 10-Ton bridge cranes
- 5,005 SF of well appointed office
- Air makeup unit
- Heated & attached quonset
- Multiple grade doors



PROPERTY DETAILS

Municipal Address:
7504 - 52 Street

Legal Description:
Plan 4795RS, Block 3, Lot 4

Zoning:
IM (Medium Industrial)

Neighbourhood:
Davies Industrial East

Available:
35,963

Sale Price:
Market

Taxes (2023):
\$114,617.88

Building 1

Main Floor 5,005 SF
Office 5,005 SF
Warehouse 9,759 SF

Total 19,769 SF

Building 2:

Office 2,903 SF
Shop 13,291 SF

Total 16,194 SF

Total Square Footage
35,963 SF

Land Size
2.26 Acres





BUILDING 1

Shop ±9,759 SF
Office 5,005 SF
Storage 5,005 SF
Total 19,769 SF

Ceiling Height:
26' 8" under truss 21' clear

Crane:
10 Ton bridge crane
with 3-Ton & 7-Ton Hoist

Loading:
Two Grade (14'W x 16'H)

Power:
800 Amp, 480 Volt (TBC)

Lighting:
LED & Incandescent

Heating:
Radiant Tube
Make-Up Air Unit
Engineered Air
model M-TRAC4

Offices:
13 Private Offices
Lunchroom
Boardroom
Open Reception Area

BUILDING 2

Shop ±13,291 SF

Office 2,903 SF

Total 16,194 SF

Ceiling Height:

19' 10" - 37' 8" under truss

13' 10" - 17' Under Hook

Crane:

10 Ton Bridge Crane

5 Ton

3 Ton

Bridge - no hoist

Crane Rail Width - 20' 3"

(rails run to building 1)

Loading:

Dual Hinge Grade

13' 7" W x 14' 6" H (West)

OH Grade 16' W x 16' H (South)

OH Grade 14' W x 16' H (East)

OH Grade 14' x 14'

Power:

1,200 Amp, 480 Volt

(TBC)

Lighting:

LED & Incandescent

Heating:

Radiant tube &
forced air

Office:

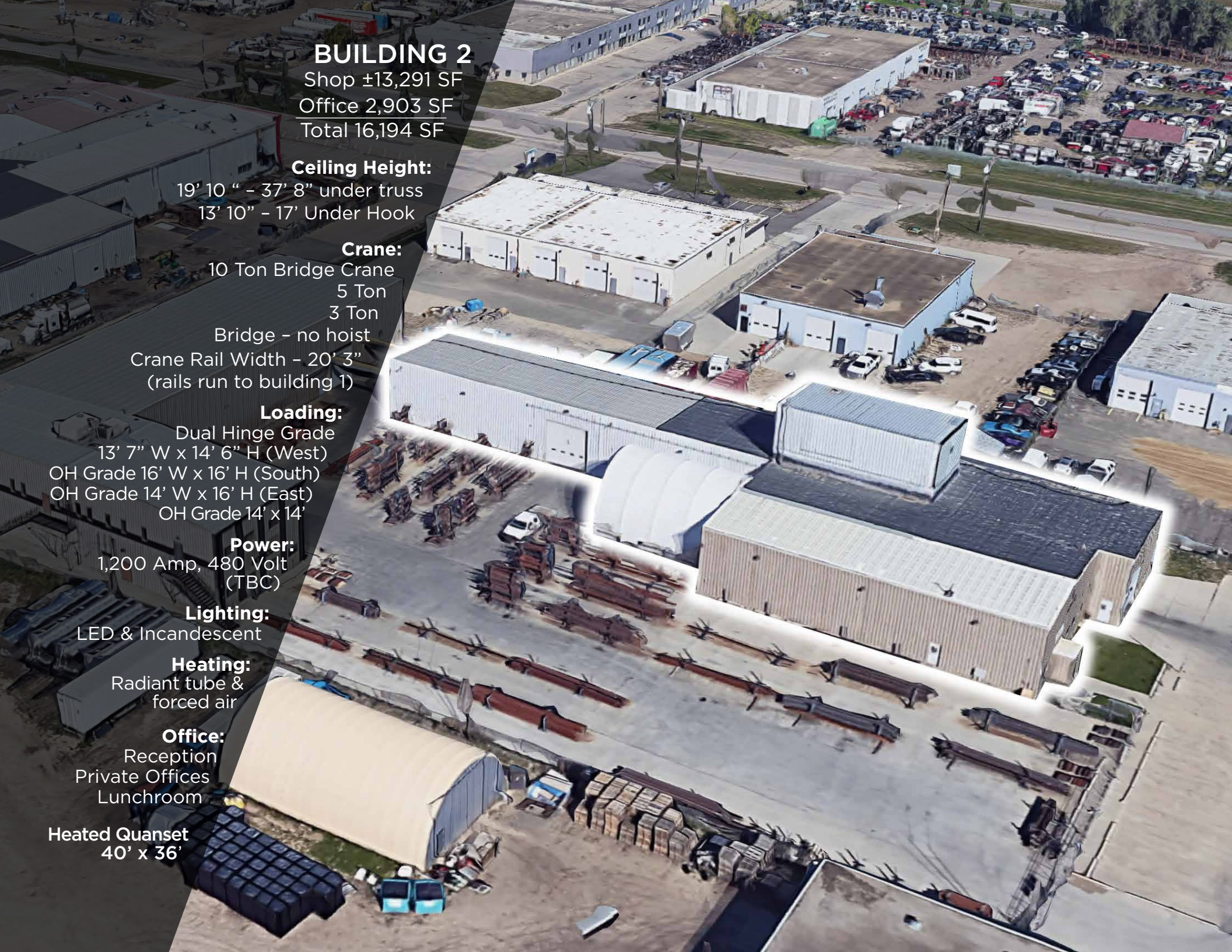
Reception

Private Offices

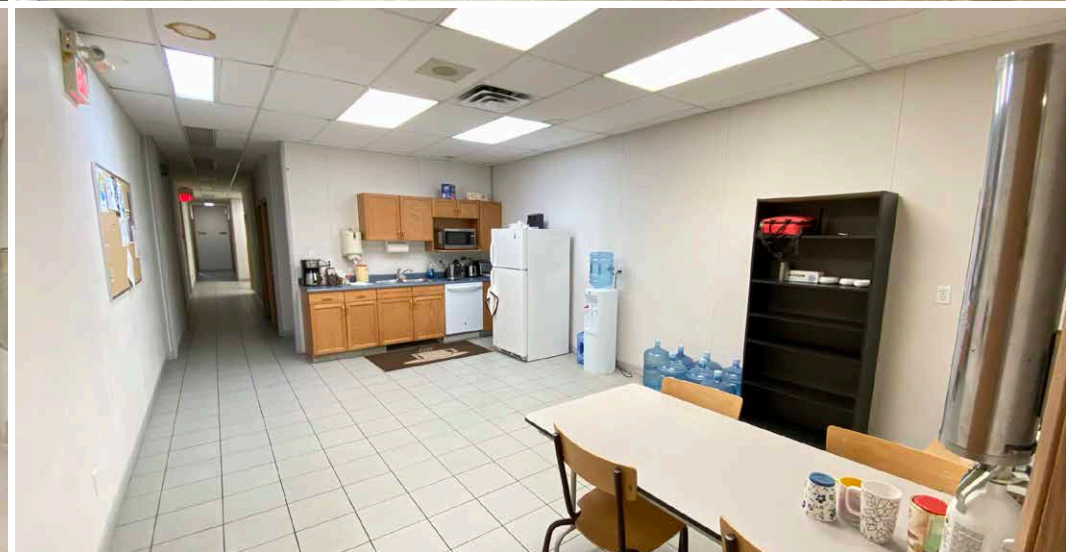
Lunchroom

Heated Quanset

40' x 36'



PROPERTY PHOTOS



PROPERTY PHOTOS

OFFICE



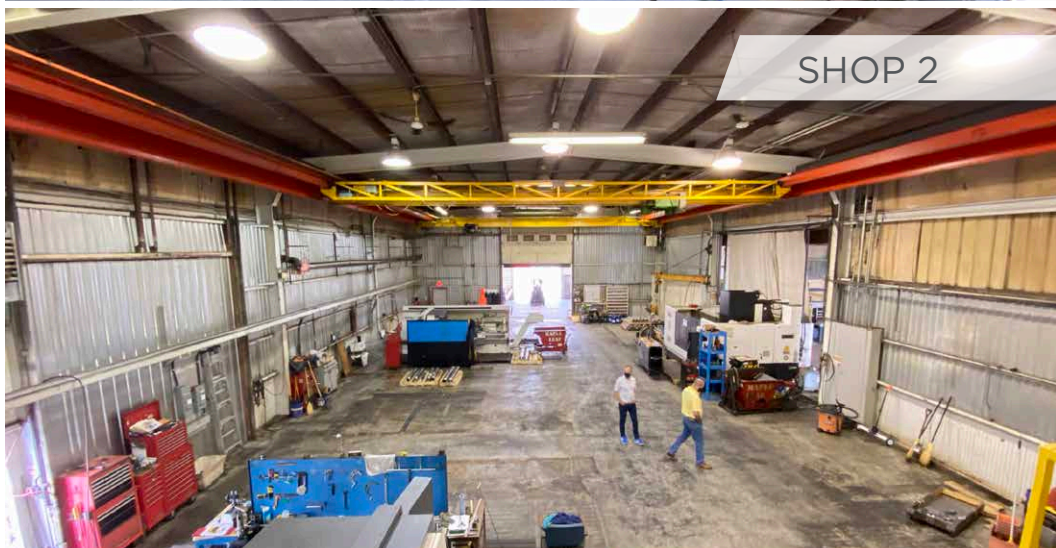
SHOP 1



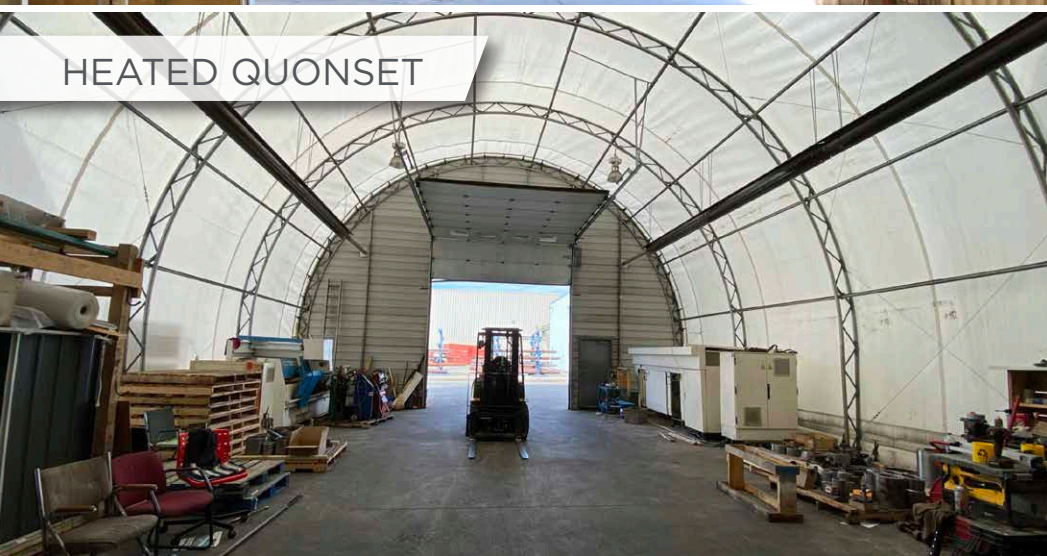
SHOP 2



SHOP 2



HEATED QUONSET



CONCRETE YARD



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