



VENDOR FINANCING AVAILABLE

BUILDINGS SOLD SEPARATELY OR TOGETHER

FOR SALE

**5700 125 AVENUE NW**  
**EDMONTON, AB**

**TWO**  
**FREESTANDING**  
**BUILDINGS**

Building 1: 10,560 SF  
Building 2: 12,125 SF  
Total: 22,685 SF

**Adrian Ambrozuk**  
Associate Partner  
780 733 6406  
adrian.ambrozuk@cwedmonton.com

**Zeshan Qureshi** CPA, CA  
Partner  
780 238 4576  
zeshan.qureshi@cwedmonton.com

**Mark Bowman**  
Associate  
780 702 4256  
mark.bowman@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 19, 2023



DRONE VIDEO





FORT ROAD

66 STREET

50 STREET



BUILDING 1



BUILDING 2

YELLOWHEAD HIGHWAY (58,900 VPD)

# THE OPPORTUNITY

- High exposure freestanding buildings with convenient access to Yellowhead Trail
- First class office improvements with high end finishes throughout
- Easily accessible from major roadways including Yellowhead Trail, Fort Road, Anthony Henday
- Yellowhead frontage with 58,900 VPD
- Building 1 - 10,560 SF  
Building 2 - 12,125 SF  
Total 22,685 SF

## OPPORTUNITY DETAILS

**SALE PRICE**  
\$4,895,000.00 (For Both Buildings)  
Appraisal and Phase 1 ESA available for qualified purchasers



# PROPERTY DETAILS BUILDING 1

## MUNICIPAL ADDRESS

5700 125 Avenue Edmonton, AB

## YEAR BUILT

2017

## SIZE

8,015 SF - Warehouse

2,545 SF - Office/Showroom

10,560 SF - TOTAL

## SITE AREA

0.5 Acres

## PARKING

18 Stalls

## ZONING

IM - Medium Industrial

## LOADING

3 Bays x 12' x 14' Grade Loading

## CLEAR HEIGHT

24'

## LIGHTING

Fuorescent T5I

## POWER

600 AMP

## HEATING

Forced Overhead

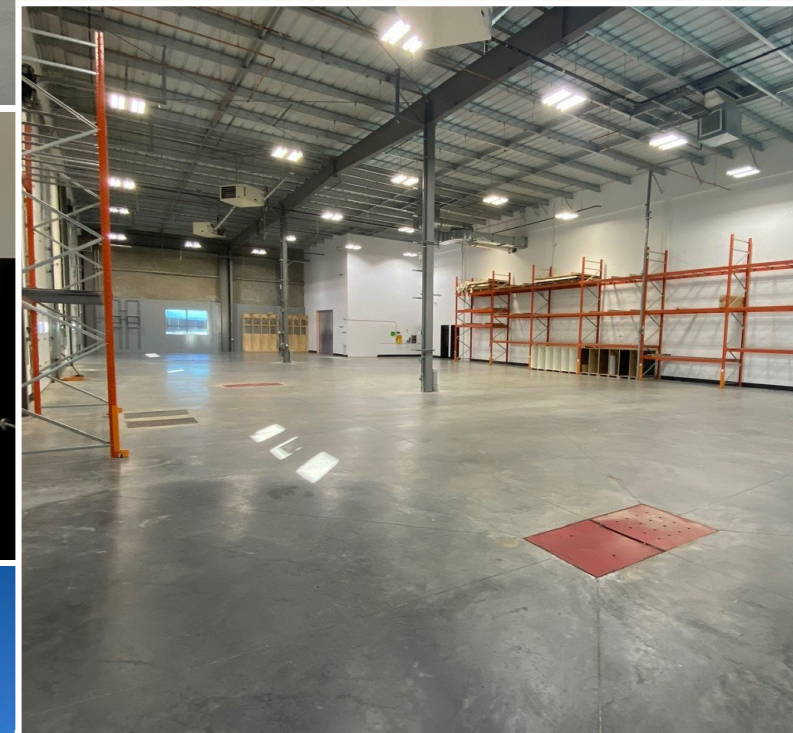
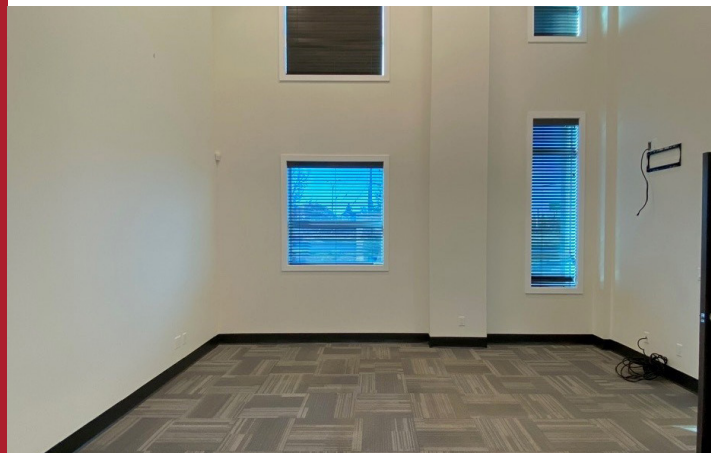
## PROPERTY TAXES (FOR BOTH BUILDINGS)

\$93,881.55 (2023)

## SALE PRICE

Inquire with Listing Agent

\*Vendor Financing Available





# PROPERTY DETAILS BUILDING 2

## MUNICIPAL ADDRESS

5700 125 Avenue Edmonton, AB

## YEAR BUILT

2017

## SIZE

6,025 SF - Warehouse

4,480 SF - Office

1,620 SF - Developed Mezzanine

12,125 SF - TOTAL

## SITE AREA

0.5 Acres

## PARKING

18 Stalls

## ZONING

IM - Medium Industrial

## LOADING

3 Bays x 12' x 14' Grade Loading

## CLEAR HEIGHT

24'

## LIGHTING

Fuorescent T5I

## POWER

600 AMP

## HEATING

Forced Overhead

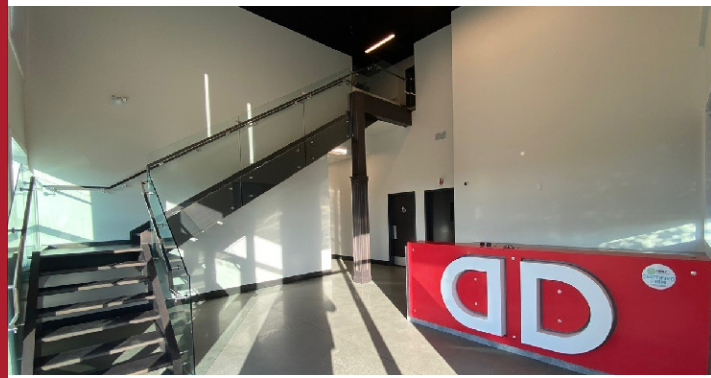
## PROPERTY TAXES (FOR BOTH BUILDINGS)

\$93,881.55 (2023)

## SALE PRICE

Inquire with Listing Agent

\*Vendor Financing Available





125A AVENUE



57 STREET NW







**Adrian Ambrozuk**  
Associate Partner  
780 733 6406  
[adrian.ambrozuk@cwedm.com](mailto:adrian.ambrozuk@cwedm.com)

**Zeshan Qureshi** CPA, CA  
Partner  
780 238 4576  
[zeshan.qureshi@cwedm.com](mailto:zeshan.qureshi@cwedm.com)

**Mark Bowman**  
Associate  
780 702 4256  
[mark.bowman@cwedm.com](mailto:mark.bowman@cwedm.com)