



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

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DRONE VIDEO



FORT ROAD

66 STREET

50 STREET

YELLOWHEAD HIGHWAY (58,900 VPD)



BUILDING 1



BUILDING 2

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

1.23 Acres

PARKING

18 Stalls

ZONING

IM - Medium Industrial

LOADING

3 Bays x 12' x 14' Grade Loading

CLEAR HEIGHT

24'

LIGHTING

Fluorescent T5I

POWER

600 AMP

HEATING

Forced Overhead

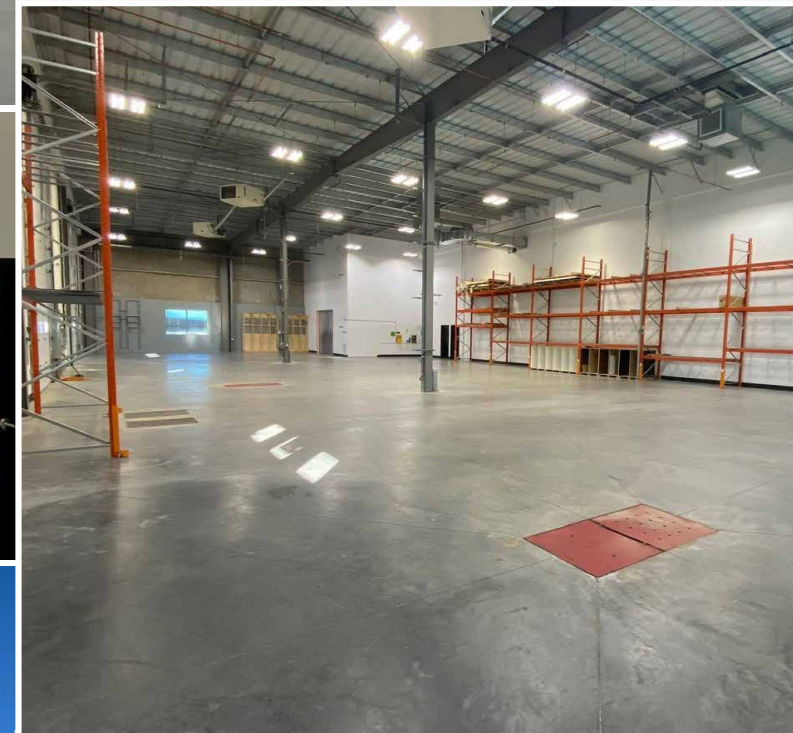
PROPERTY TAXES (FOR BOTH BUILDINGS)

\$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

1.23 Acres

PARKING

18 Stalls

ZONING

IM - Medium Industrial

LOADING

3 Bays x 12' x 14' Grade Loading

CLEAR HEIGHT

24'

LIGHTING

Fluorescent T5I

POWER

600 AMP

HEATING

Forced Overhead

PROPERTY TAXES

(FOR BOTH BUILDINGS)

\$93,881.55 (2023)

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125A AVENUE



57 STREET NW





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