

FOR SALE

FREESTANDING BUILDING WITH HEAVY DUTY YARD

12010 163 Street, Edmonton, AB



CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Freestanding building with heavy duty fenced & graveled yard.
- Building demised into 3 separate bays with main floor and second floor office.
- Multiple access points & large marshalling area.
- Low site coverage.
- Great opportunity for owner/users.
- Potential to increase building size and/or demise existing building into multiple bays.
- Close proximity to arterial roads (118 Avenue, 170 Street, Yellowhead Trail, 156 Street).



PROPERTY DETAILS

MUNICIPAL ADDRESS

12010 163 Street, Edmonton, AB

LEGAL DESCRIPTION

Plan 4321RS, Block 2, Lot 2

ZONING

IM - Medium Industrial

YEAR BUILT

1977

MARKET

Carleton Square Industrial

SITE SIZE

2.41 Acres

SITE COVERAGE RATIO

13%

BUILDING SIZE

14,400 SF

POWER

To be confirmed

LOADING DOORS

(5) 12'x14' Grade

(1) 16'x14' Grade

CEILING HEIGHT

18' (joist) - 20' (roof)

LIGHTING

Halide

HEATING

Gas fire units

SUMPS

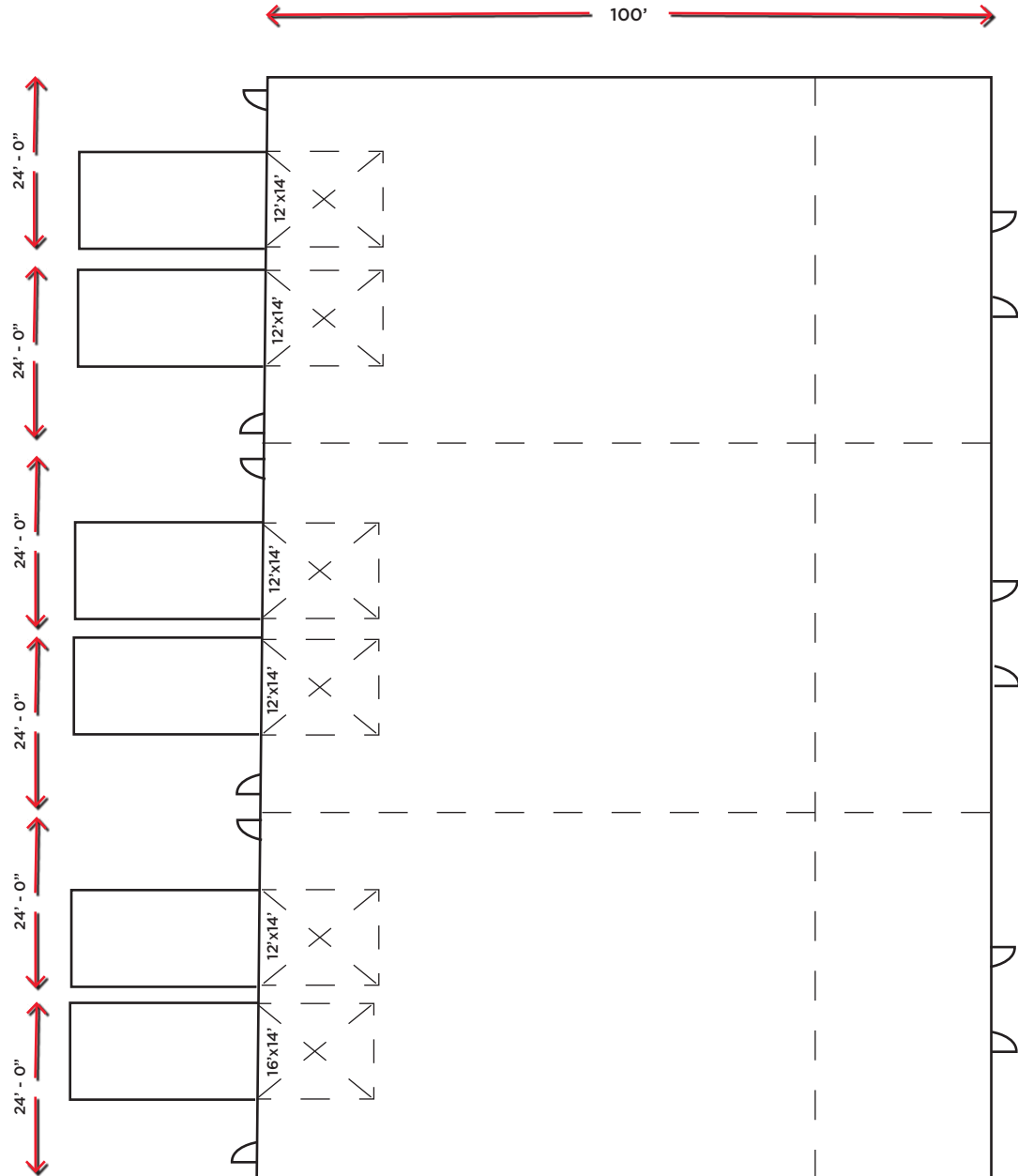
Yes

PROPERTY OPPORTUNITY

SALE PRICE: \$3,995,000

TAXES: \$62,221.40

AVAILABILITY: Immediate





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