

FOR SALE

FREESTANDING BUILDING WITH HEAVY DUTY YARD

12010 163 Street, Edmonton, AB



**CUSHMAN &
WAKEFIELD**
Edmonton



REDUCED PRICE



THIS PHOTO HAS BEEN EDITED TO
REMOVE CLUTTER PREVIOUSLY ON SITE

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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



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 REPORTS

- Phase I ESA (April 2024)
- RPR with Compliance (April 2024)



DRONE VIDEO



PROPERTY DETAILS

MUNICIPAL ADDRESS

12010 163 Street, Edmonton, AB

LEGAL DESCRIPTION

Plan 4321RS, Block 2, Lot 2

ZONING

IM - Medium Industrial

YEAR BUILT

1977

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

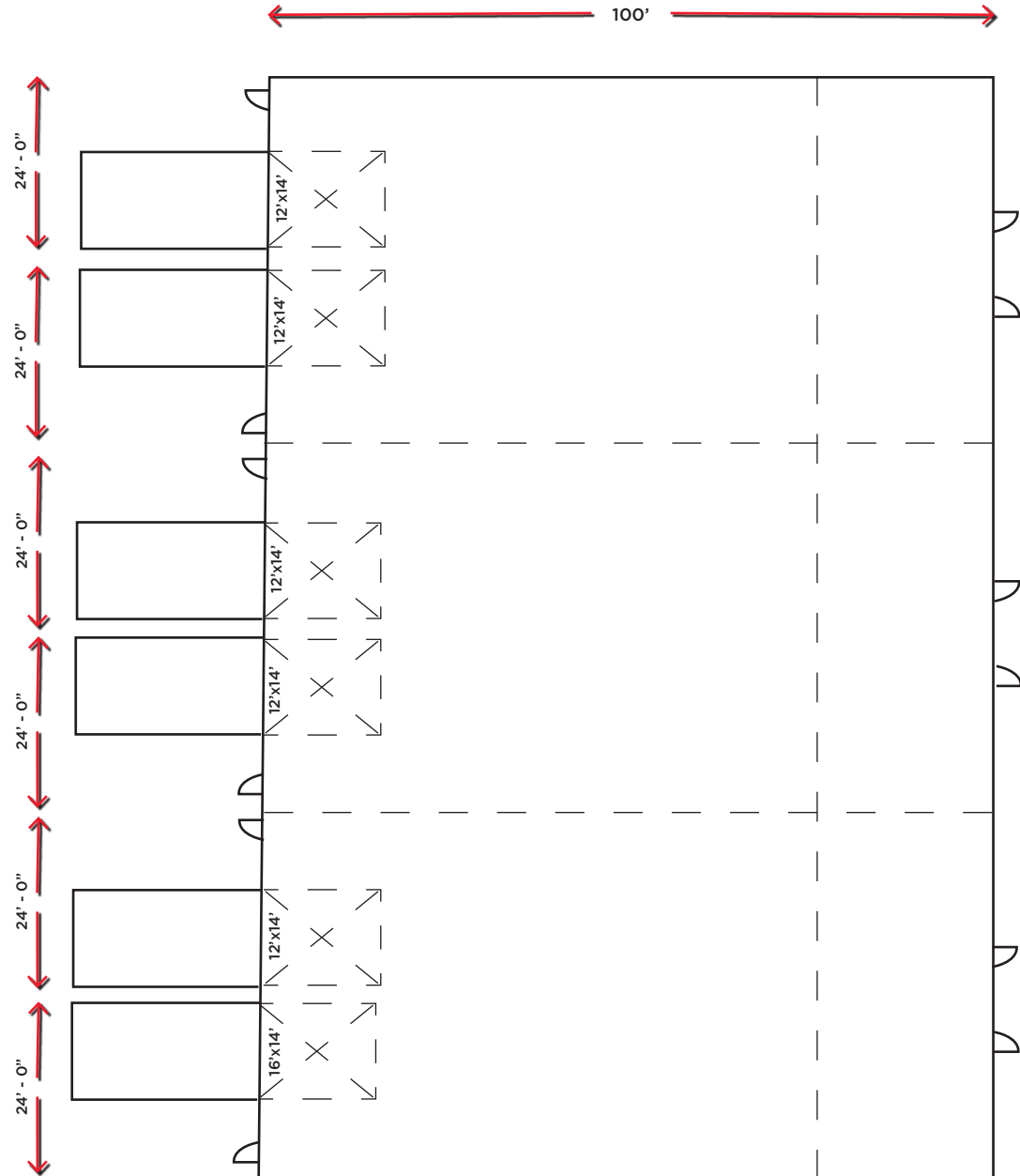
PROPERTY OPPORTUNITY

TAXES: \$62,221.40

AVAILABILITY: Immediate

SALE PRICE: ~~\$3,995,000~~
\$3,600,000

MAIN FLOOR PLAN





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