

FUNCTIONAL SHOP WITH YARD

IM (MEDIUM INDUSTRIAL) ZONING

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

**112 AVENUE  
WEST END  
MANUFACTURING  
FACILITY**

15816 112 Avenue NW,  
Edmonton, AB

**FORMER IRON  
FURNITURE  
MANUFACTURING**

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# THE OPPORTUNITY

114 AVENUE NW

**SITE**

112 AVENUE NW

111 AVENUE NW

163 STREET NW

- Three buildings
- Main bldg is 11,455 SF (includes partially finished retail)
- +/- 2,750 SF second floor office (partially finished)
- +/- 3,000 SF welding shop, steel frame construction
- +/- 3,600 SF carpenter shop, steel frame construction
- Grade loading OH doors (10.5')
- Yard space leased on a gross basis

# PROPERTY DETAILS

<b>Municipal Address:</b>	15816 112 Avenue NW, Edmonton, AB
<b>Legal Description:</b>	Plan 987KS, Block 5, Lot 6
<b>Zoning:</b>	IM - Medium Industrial
<b>Year Built:</b>	1977
<b>Site Size:</b>	1.52 Acres
<b>Site Coverage:</b>	26%
<b>Leasable Area:</b>	+/- 18,079 SF
<b>Power:</b>	480 volt, 600 amp, 3 phase - TBC by Purchaser
<b>Heating:</b>	Forced air furnace, and unit heaters
<b>Clear Height:</b>	Varies from 11' - 17.5'
<b>Yard Details:</b>	- Paved front parking area. - Gravelled & fenced yard.
<b>Utilities:</b>	Municipal Services at property line (gas, power and water)
<b>Current Income:</b>	\$6000/month (gross)
<b>Operating Cost:</b>	TBC
<b>Sale Price:</b>	\$2,200,000
<b>Taxes:</b>	\$36,275 (2022)
<b>Availability:</b>	Immediately
<b>City Assessment:</b>	\$1,500,000 (2022)



# YARD PHOTOS

# FIRST FLOOR

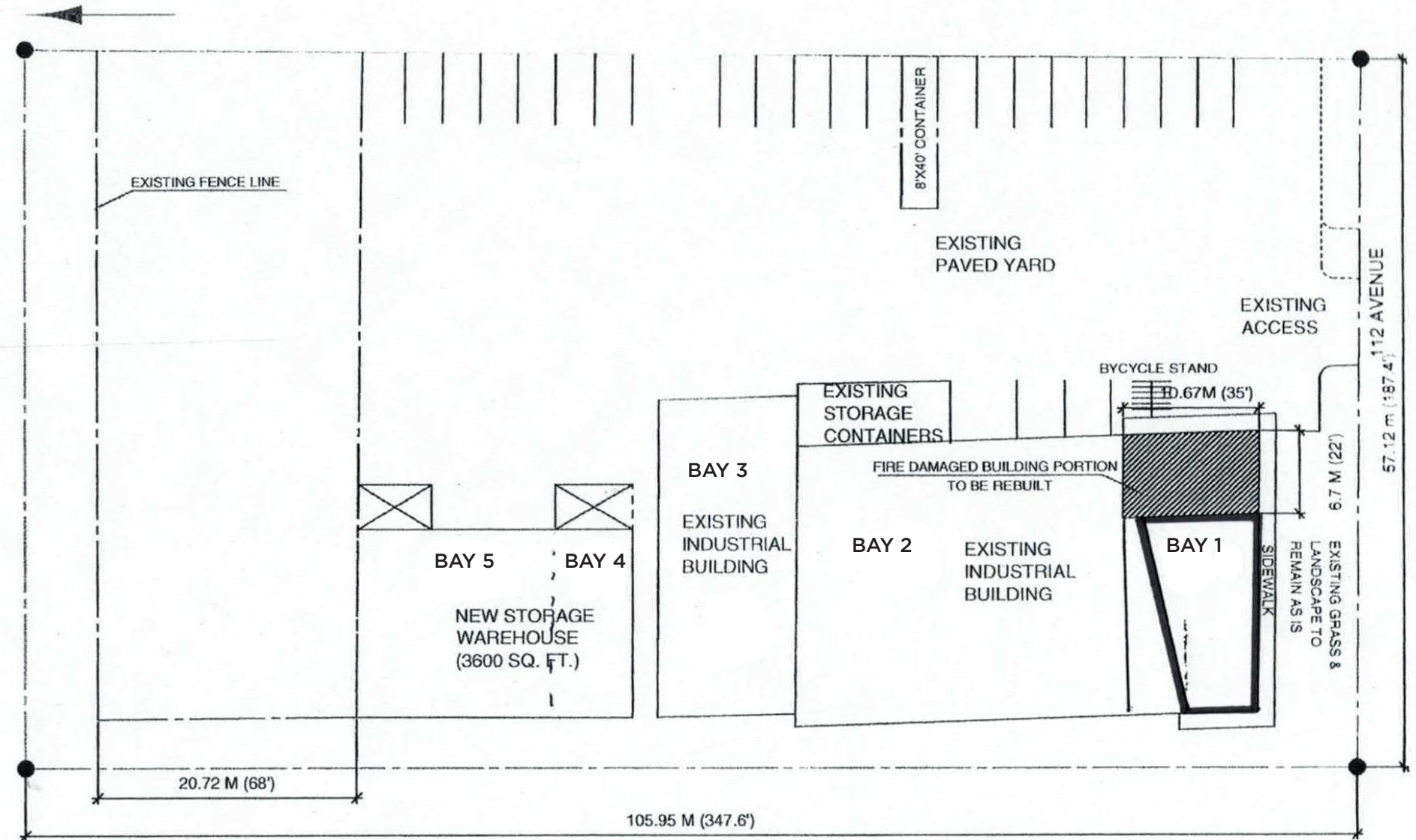


# SECOND FLOOR UNFINISHED



# SITE PLAN

NORTH





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