

FOR SALE

# BRIDGEPOINT BUILDING

13508 163 STREET, EDMONTON, AB



**CUSHMAN & WAKEFIELD**  
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**FREESTANDING  
TRANSPORT  
BUILDING**

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# Property Highlights

## Building Highlights:

- Class A transportation building with extensive yard area
- Wash/service bay
- Dock & grade loading
- Roughed in for cold storage ( $\pm 1,250$  SF)
- 2nd floor office (unfinished)
- Fiber optic Internet
- 2 make up air units

## Yard Highlights:

- 2 secure access points
- Fully lit, fenced, and gravelled yard
- Energized parking stalls
- Large marshaling area
- Parking for approximately 63 trailers and 26 trucks





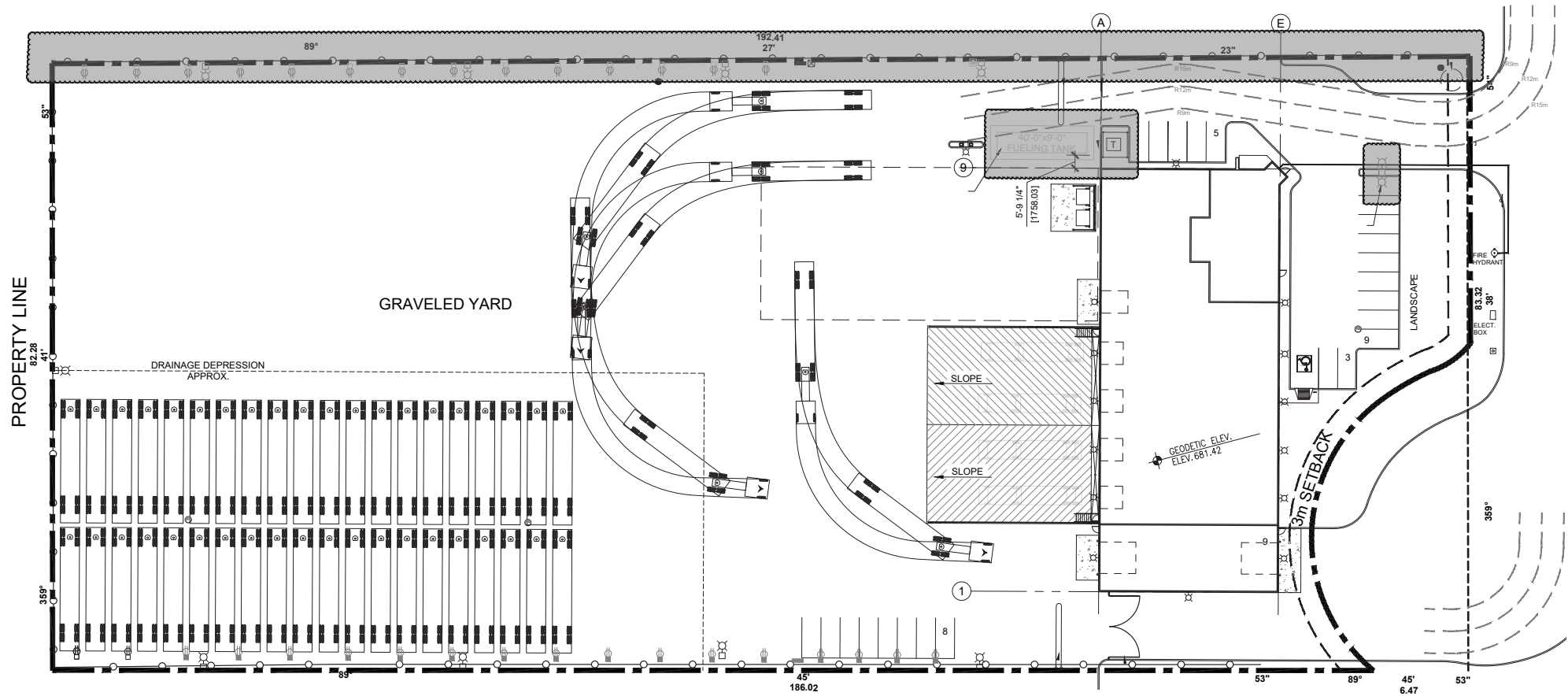
# Property Details

<b>Municipal Address:</b>	13508 163 Street, Edmonton, AB
<b>Legal Description:</b>	Meridian 4, Range 25, Township 53, Section 22
<b>Zoning:</b>	IM - Medium Industrial Zone
<b>Available Size:</b>	± 2,048 SF (Main) ± 1,757 SF(Unfinished Second Floor) ± 13,056 SF (Warehouse) ± 16,861 (Total)
<b>Site Size:</b>	± 3.90 Acres
<b>Site Coverage Ratio:</b>	10%
<b>Year Built:</b>	2019
<b>Loading:</b>	(4) 10' x 10' Dock with Levelers (2) 14'x 16' Drive-Thru Grade (1) 10'x12' Grade
<b>Ceiling Height:</b>	22'
<b>Parking:</b>	25 Stalls (staff & visitor)
<b>Sale Price:</b>	Contact Listing Agent For Details
<b>Taxes:</b>	\$100,983 (2022)



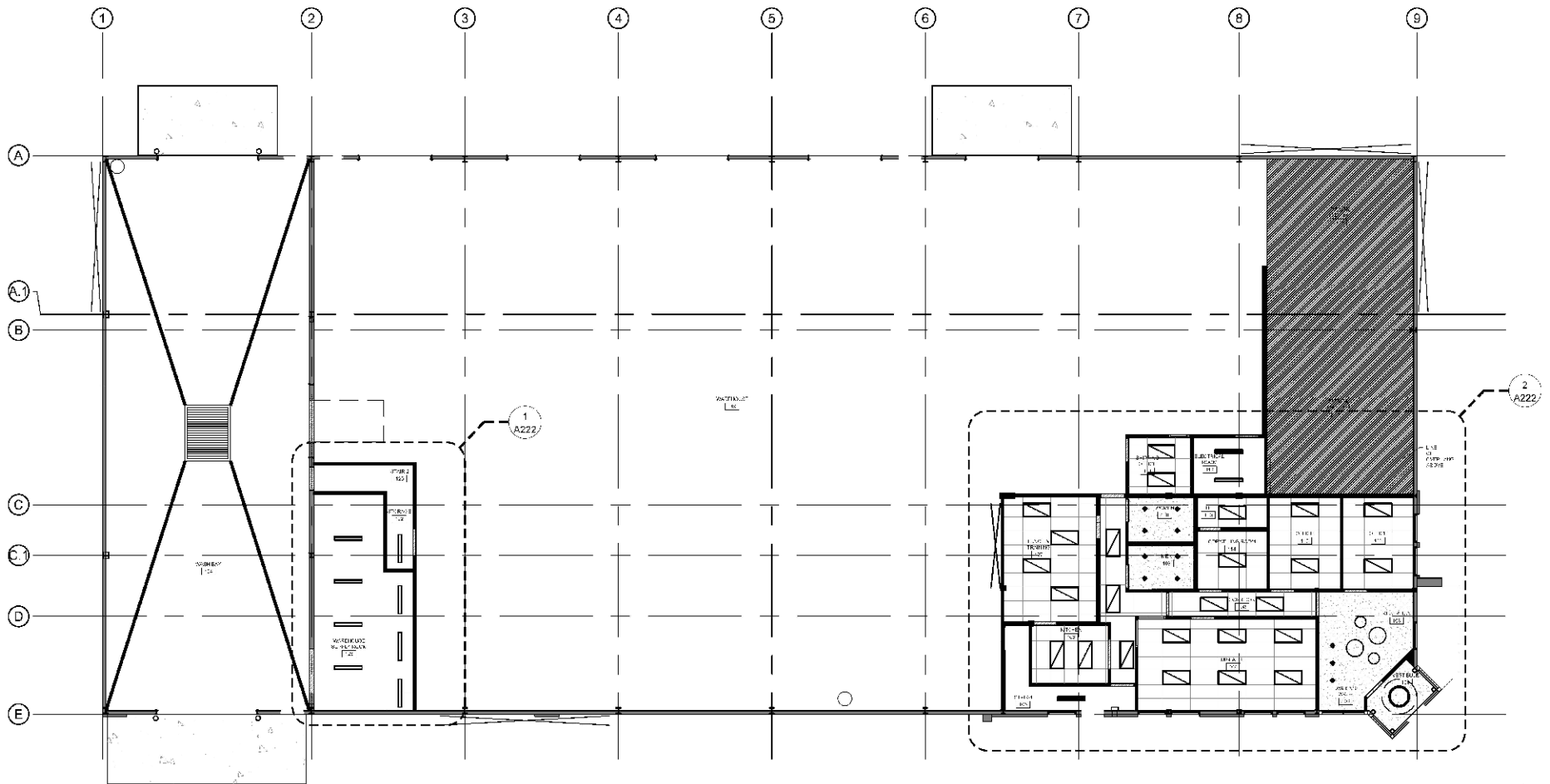


# Site Plan





# Floor Plan





# Interior Photos





# Exterior Photos







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