

FOR SALE

FREESTANDING BUILDING WITH HEAVY DUTY YARD

12010 163 Street, Edmonton, AB



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
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www.cwedm.com

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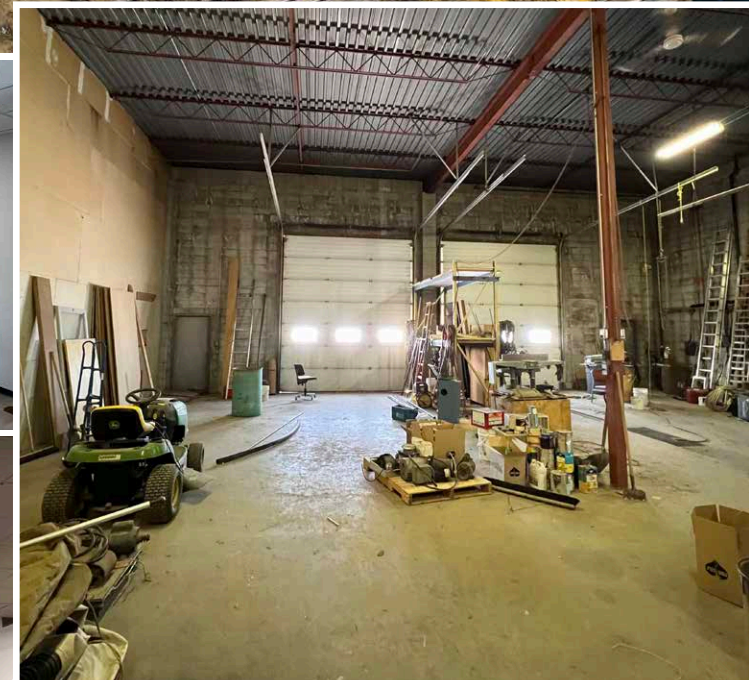
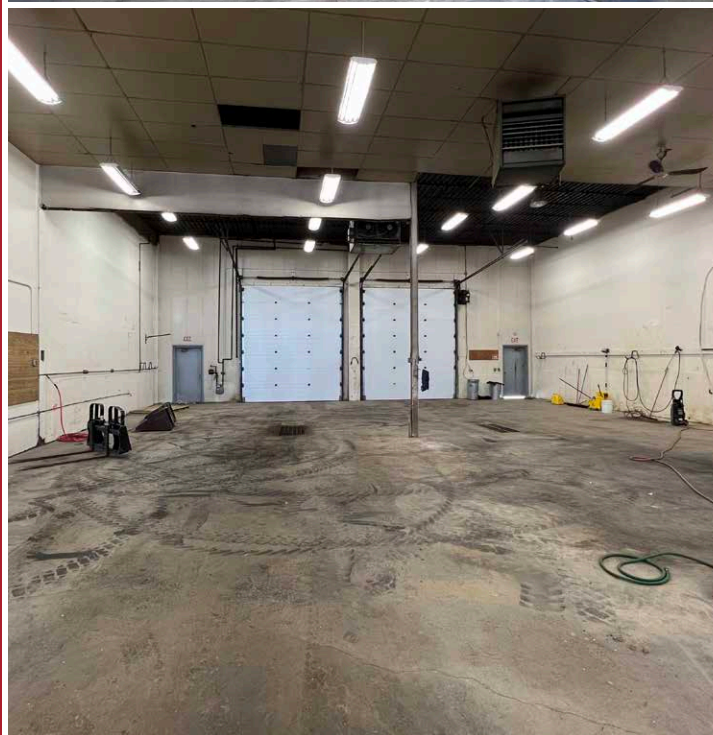
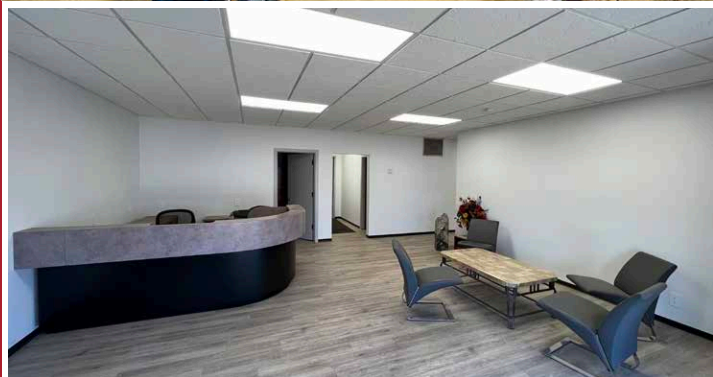
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THE OPPORTUNITY

- 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

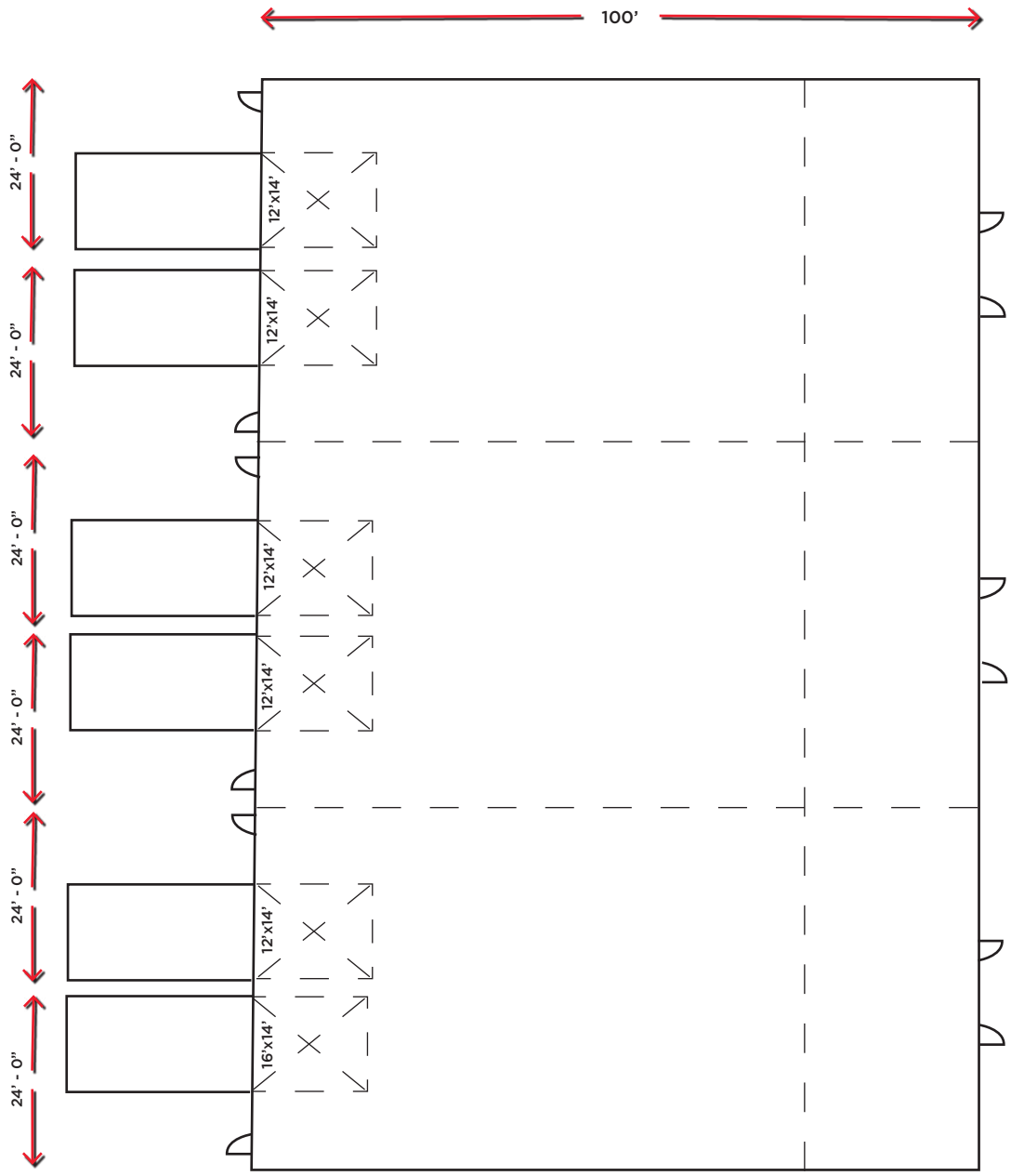
SUMPS
Yes

PROPERTY OPPORTUNITY

SALE PRICE: \$3,995,000

TAXES: \$62,221.40

AVAILABILITY: Immediate





170 STREET NW

YELLOWHEAD TRAIL

118 AVENUE NW

156 STREET NW



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