

FOR SALE

FRONTIER FENCE BUILDING

12041 32 Street NE, Edmonton, AB



FREE-STANDING BUILDING WITH LOW SITE COVERAGE

6,745 SF ON 1.65 ACRES

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THE OPPORTUNITY

- 6,745 SF on 1.65 Acres
- Excellent exposure to 33 Street NE
- Building features include in slab heating, sumps, make up air unit and hotsty
- Shop constructed in 2004 with office addition completed in 2010
- Clear span shop area
- Great access to Yellowhead Trail & Anthony Henday, via 33 & 17 Street NE



121 AVENUE NE

33 STREET NE

32 STREET NE

316'

215'

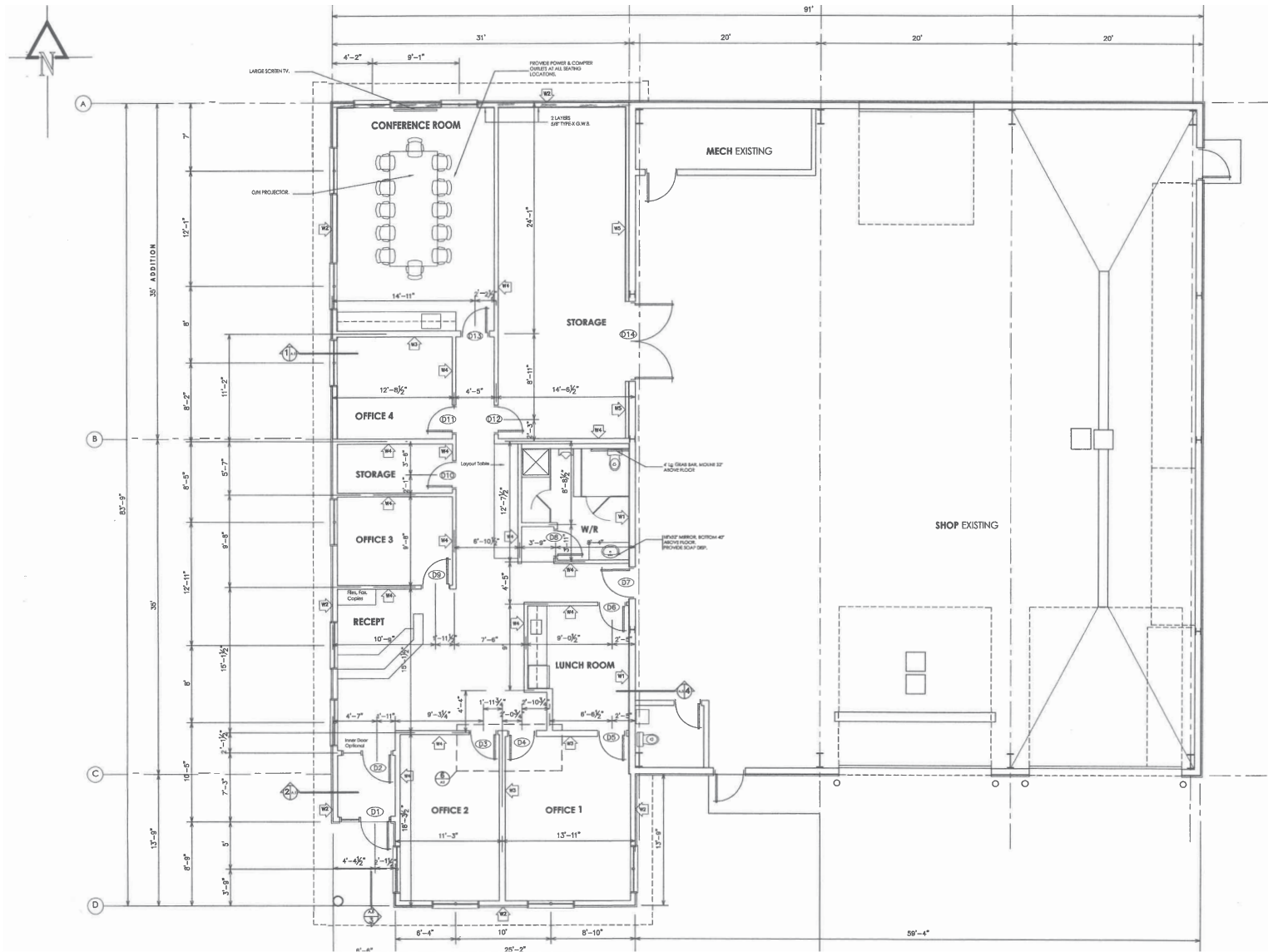
YELLOWHEAD TRAIL

PROPERTY DETAILS

Municipal Address:	12041 32 Street NE, Edmonton, AB
Legal Description:	Plan 8023189 Block 4 Lot 5
Site Size:	1.65 Acres
Building Size:	2,545 SF (Office) 4,200 SF (Shop) <hr/> 6,745 SF (Total)
Year Built:	Shop 2004 Office Addition 2010
Loading:	(2) Grade 16' x 16'
Power:	200 Amp 600 Volt
Cranes:	7.5 Ton Crane Ready
Ceiling Height:	21' Clear
Lighting:	Metal Halide
Heating:	In Slab Heating (Boiler System)
Sumps:	(2) Two compartment sumps (1) Trench sump
Zoning:	IM Medium Industrial
Neighbourhood:	Clover Bar Area
Site Coverage Ratio:	9%
Sale Price:	\$2,395,000
Taxes:	\$54,512.92 (2023)



FLOOR PLAN



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