

MULTI-BUILDING INDUSTRIAL SHOWROOM **FACILITY ON 19.49 ACRES**

SALE PRICE REDUCED

PUBLIC AUCTION FORSALE

MANHEIM BUILDING

11650 199 Street NW, Edmonton, AB

Opportunity to acquire a recently constructed vehicle auction facility, leased by Manheim "the world's largest auto marketplace."



DRONE VIDEO

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OVERVIEW

Located in Winterburn Industrial Area East

Highly improved concrete fenced and secured yard

Proximity to major arteries such as Anthony Henday and Yellowhead Trail YELLOWHEAD TRAIL

Legal Description: Lot A, Plan 533NY

Constructed in 2014

Main building is ±25,575 SF

Leased income until 2026 - Current Income: \$1,206,000 - November 2023 Income: \$1,266,000.00

> Sale Price: \$20,000,000.00



DRIVE

SITE

ETER

ABOUT THE TENANT:

Established in 1945 as a wholesale vehicle auction

1.4

Over 100 physical and digital auction locations

Offering ±6 Million used vehicles yearly, representing ±60 billion in value

PROPERTY PHOTOS





INTERIOR PHOTOS





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