

**PUBLIC AUCTION
Saturdays
FOR SALE**

MANHEIM BUILDING INVESTMENT SALE

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

Legal Description: Lot A, Plan 533NY

Constructed in 2014

Main building is $\pm 25,575$ SF

Leased income until 2026

- Current Income: \$1,206,000

- November 2023 Income: \$1,266,000.00

Sale Price:

\$20,000,000.00

YELLOWHEAD TRAIL

ANTHONY HENDAY DRIVE

SITE

ABOUT THE TENANT:

Established in 1945 as a wholesale vehicle auction

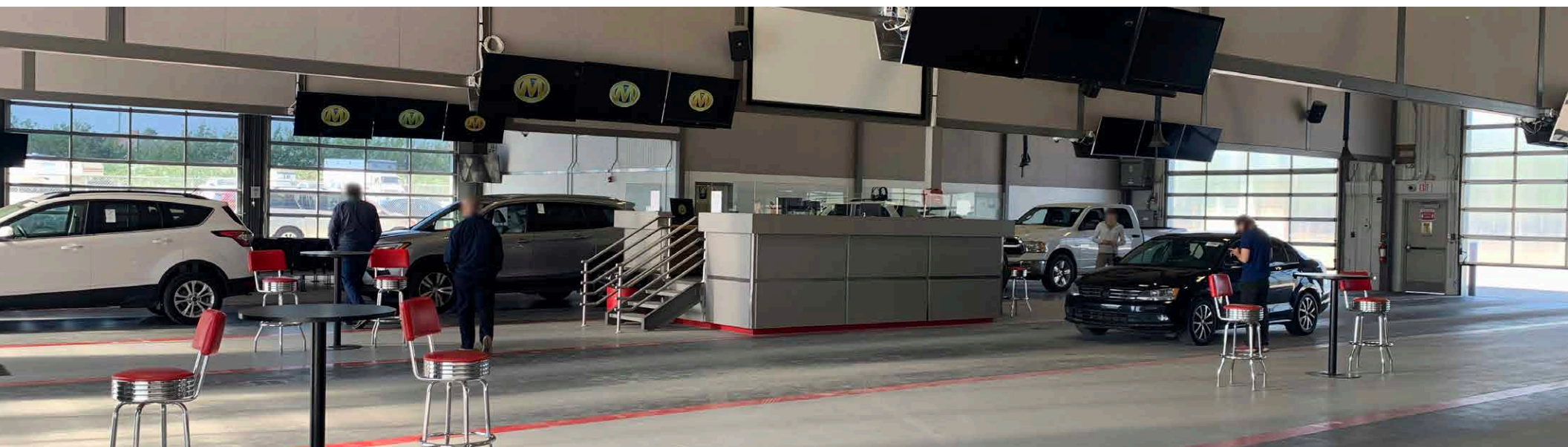
Over 100 physical and digital auction locations

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

PROPERTY PHOTOS



INTERIOR PHOTOS



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