



±20,675 SF ON UP TO 3.33 ACRES

AVAILABLE IMMEDIATELY

FOR SALE

PROTRUCK SHOWROOM & AUTOMOTIVE SERVICE SHOP

17456/04 102 AVENUE, EDMONTON, AB

170 STREET

STONY PLAIN ROAD

102 AVENUE

175 STREET

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Chris Sieben

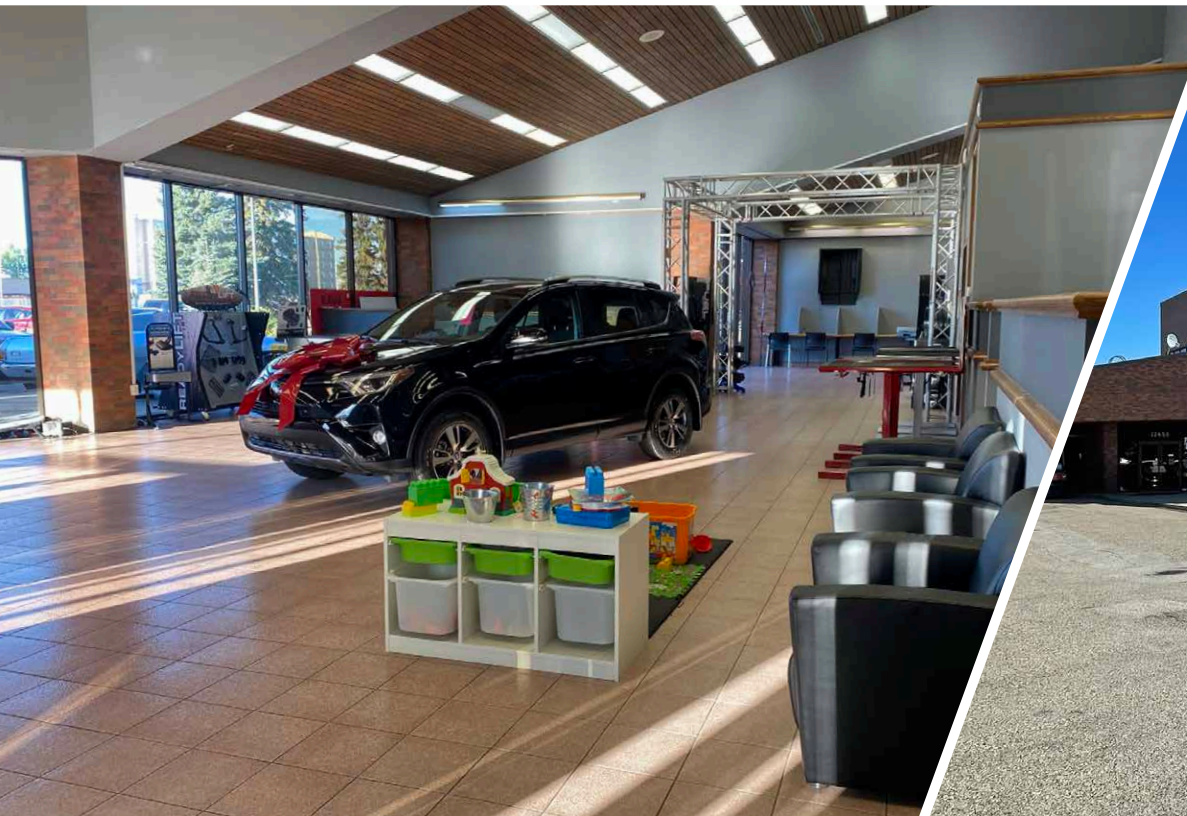
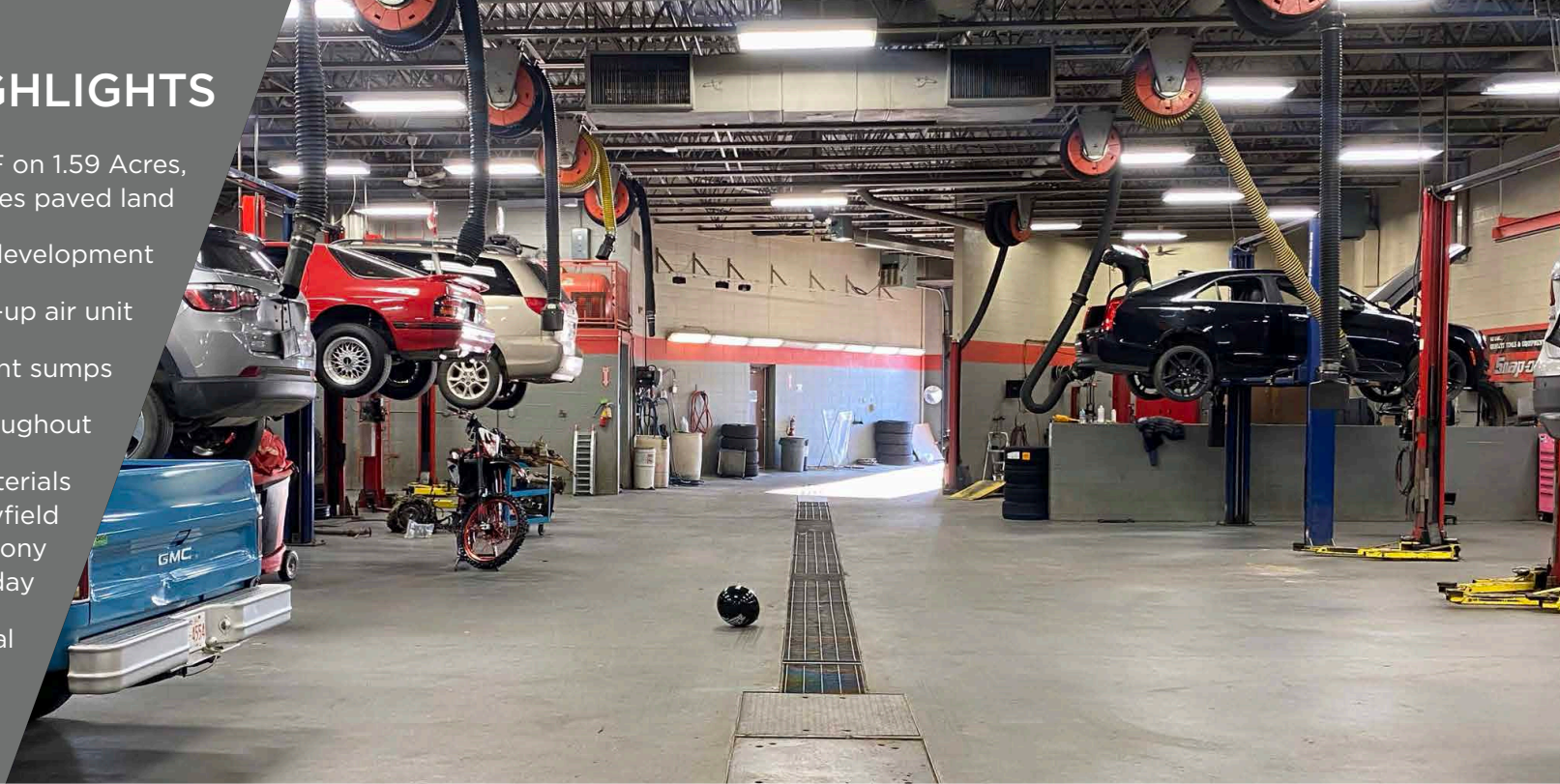
Partner

780 720 0227

chris.sieben@cwedm.com

PROPERTY HIGHLIGHTS

- Site A 20,675 SF on 1.59 Acres, Site B 1.74 Acres paved land
- Two storey office development
- Extensive make-up air unit
- Trench 2-stage compartment sumps
 - Upgraded lighting throughout
 - Great access to major arterials including Stony Plain Road, Mayfield Road, 170th Street and Anthony Henday
- Located in Stone Industrial



PROPERTY DETAILS

SITE A 17456 102 AVENUE

Showroom/Office/Shop

LEGAL DESCRIPTION

Plan 7722579, Block 4, Lot 5

BUILDING SIZE

Main Floor: 18,216 SF

Second Floor: 2,469 SF

Total: 20,675 SF

*215 SF Mezzanine not included in GLA

SITE SIZE

1.59 Acres

ZONING

IB (Industrial Business)

LOADING

Three (3) Grade Doors

CLEAR HEIGHT

12' - 16'

YEAR BUILT

1987

SITE B 17404 102 AVENUE

Hard Surface Vacant Land

LEGAL DESCRIPTION

Plan 7722579, Block 4, Lot 4

SITE SIZE

1.74 Acres

ZONING

IB (Industrial Business)

FINANCIALS

SITE A

SALE PRICE

Market - Contact Agent

TAXES

\$66,167.02 (2022)

SITE B

SALE PRICE

Market - Contact Agent

TAXES

\$36,632.39 (2022)

*Site B to be sold only in conjunction with Site A or after the sale of Site A

AERIAL

REAL CANADIAN
SUPERSTORE

BEST
BUY

STONY PLAIN ROAD/AUTO ROAD

175 STREET

102 AVENUE

Hilton
HOTELS & RESORTS

CHRYSLER

GMC

HYUNDAI

KIA

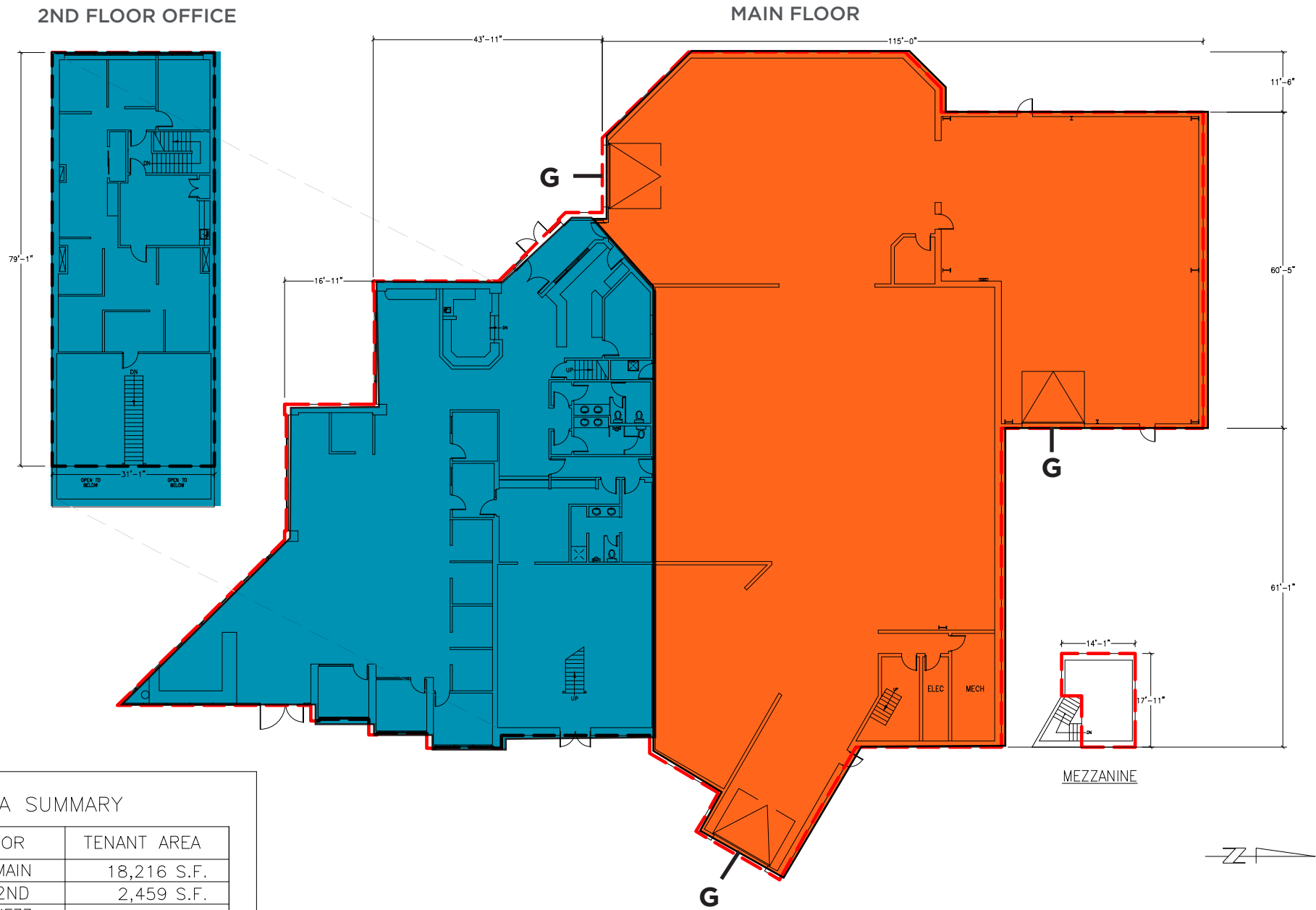
Cadillac

CHEVROLET

178 STREET



FLOOR PLAN



AREA SUMMARY

FLOOR	TENANT AREA
MAIN	18,216 S.F.
2ND	2,459 S.F.
MEZZ	215 S.F.
TOTAL	20,890 S.F.

PROPERTY PHOTOS



 **CUSHMAN &
WAKEFIELD**
Edmonton

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