

FOR SALE

PROFILE SHOWROOM/ DISTRIBUTION WAREHOUSE

106,556 SF Showroom/Office and
Warehouse on Yellowhead Trail

14820 Yellowhead Trail, Edmonton, AB

Cushman & Wakefield Edmonton

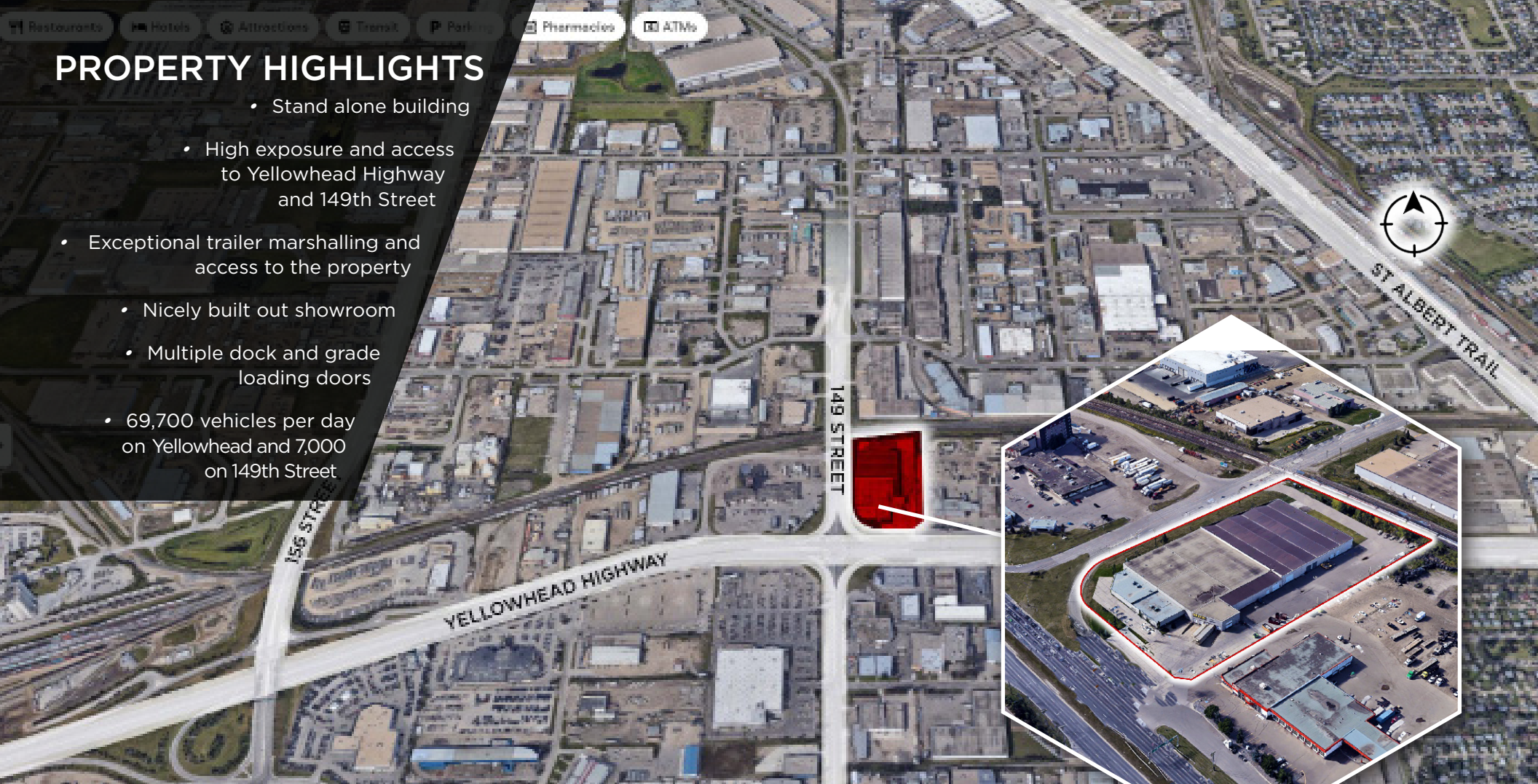
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PROPERTY HIGHLIGHTS

- Stand alone building
- High exposure and access to Yellowhead Highway and 149th Street
- Exceptional trailer marshalling and access to the property
- Nicely built out showroom
- Multiple dock and grade loading doors
- 69,700 vehicles per day on Yellowhead and 7,000 on 149th Street



PROPERTY DETAILS

MUNICIPAL ADDRESS

14820 Yellowhead Trail Edmonton, AB

ZONING

IM-Medium Industrial

NEIGHBOURHOOD

Brown Industrial

AVAILABILITY

Office - ±9,535 SF SF

Warehouse - ± 97,021 SF

Total - ±106,556 SF

SITE SIZE

5.002 Acres

YEAR BUILT

1963 (Renovations in 2009)

LOADING

(10) Grade (5) Dock

POWER

Ample (TBC)

CEILING HEIGHT

16' to 20' Clear

SALE PRICE

\$13,000,000

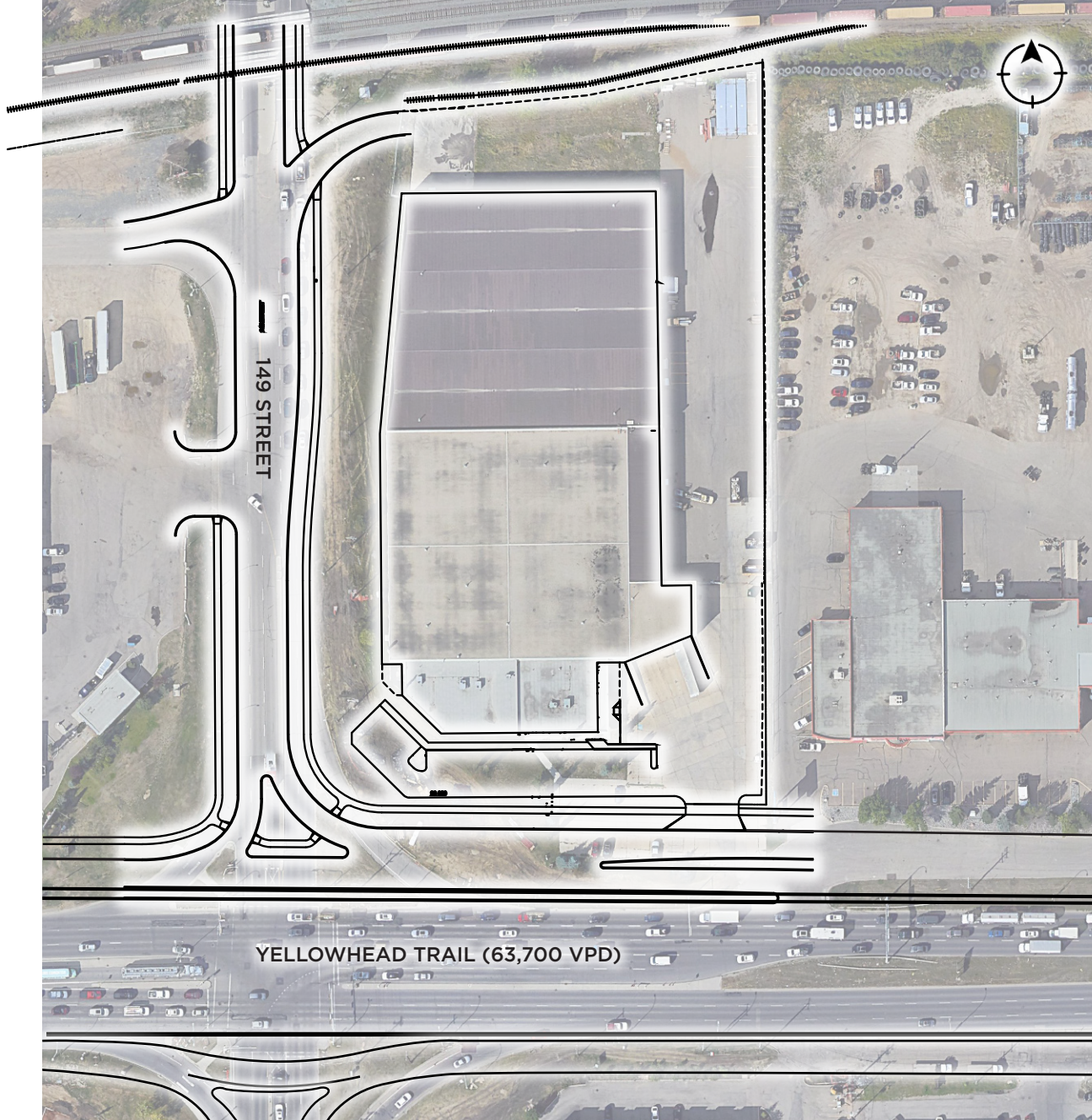
TAXES

\$213,053 (2021)



SITE PLAN

Planned redevelopment of the site and roadway



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owner(s). As applicable, we make no representation as to the condition of
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WAKEFIELD**
Edmonton