

**PRICE REDUCED**

**FOR SALE**

**FREESTANDING  
INDUSTRIAL  
BUILDING ON  
2.75 ACRES**

6120 & 6150 Davies Road NW,  
Edmonton, AB

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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[ian.stuart@cwedm.com](mailto:ian.stuart@cwedm.com)

**Royce Johnson**  
Associate  
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# THE OPPORTUNITY

- Newly improved office/showroom area.
- Paved parking and large fully fenced, graveled yard.
- Dock and Grade Loading
- Proximity to major arterials 75th Street, Roper Road, Argyll Road and Whitemud Drive.
- Public Transit Oriented Property. Convenient access to bus routes and Light Rail Transit (Davies LRT Station)
- Drive aisle access to Yard on SW side of the Property.



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
6120 & 6150 Davies Rd NW,  
Edmonton, AB

**LEGAL DESCRIPTION**  
Plan 6214NY19 Block 19 Lot 10 & 11

**YEAR BUILT**  
1979, addition in 1990

**MARKETING**  
Davies Industrial West

**SITE RATIO**  
12%

**BUILDING SIZE**  
14,500 SF

**POWER**  
TBC

**LOADING DOORS**  
1-9'x12' dock loading door with leveler  
2-12'x10' OH grade loading doors  
3-14'x20' OH grade loading doors

**LIGHTING**  
Fluorescent

**HEATING**  
Gas fired Unit Heaters & Radiant Tube  
A/C in Office

**SUMP**  
Two Stage Sump

**CRANE**  
(1) 3 ton, (3) 5 ton bridge

**CLEAR HEIGHT**  
24' Clear (20' underhook)

**ZONING**  
(IM) Medium Industrial

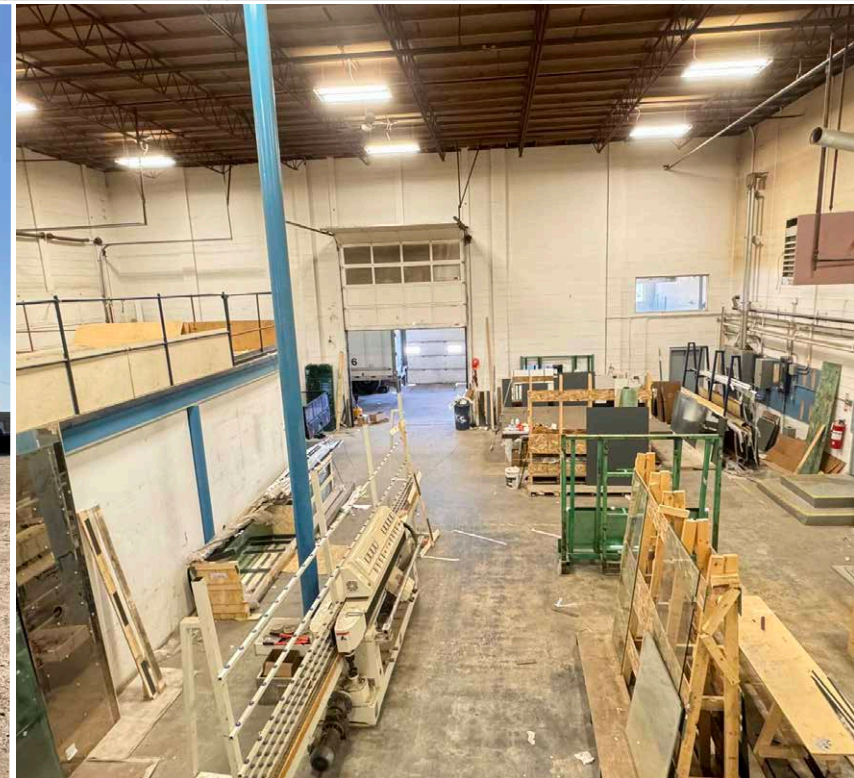
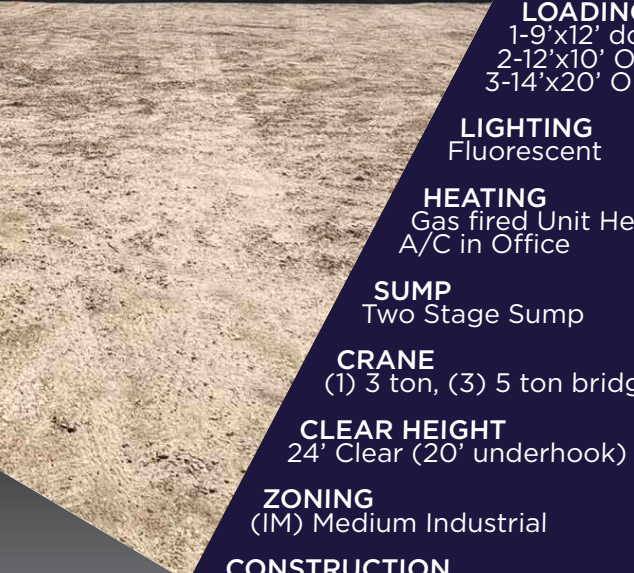
**CONSTRUCTION**  
Concrete Block

**DOWNDRAFT FANS**  
Yes

**SALE PRICE**  
\$3,600,000.00

**TAXES**  
\$91,985.71 (2024)

**AVAILABILITY**  
Immediate



# SITE PLAN

