

FOR SALE/LEASE  
**FREESTANDING OFFICE  
WAREHOUSE BUILDING & YARD**

403 69 Ave NW, Edmonton, AB

13,800 SF ON 1.01 ACRES



**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Patrick Livingston**  
Senior Associate  
780 655 7167  
[patrick.livingston@cwedm.com](mailto:patrick.livingston@cwedm.com)

**Zeshan Qureshi** CPA, CA  
Partner  
780 238 4576  
[zeshan.qureshi@cwedm.com](mailto:zeshan.qureshi@cwedm.com)

**Mark Bowman**  
Associate  
780 702 4256  
[mark.bowman@cwedm.com](mailto:mark.bowman@cwedm.com)

# THE OPPORTUNITY

- Rare fully loaded fabrication shop in SE Edmonton
- Fully paved parking area and fenced yard
- (2) 5 Ton OH bridge cranes with 125' span; 20' underhook height
- Paint and blast booth ready
- Make-up air and heavy power distributed throughout
- Built in 2013



## PROPERTY DETAILS

### MUNICIPAL ADDRESS

403 69 Ave NW, Edmonton, AB

### LEGAL DESCRIPTION

Lot 17B, Block 2, Plan 1221158

### ZONING

BE - Business Employment

### NEIGHBOURHOOD

Maple Ridge Industrial

### BUILDING SIZE

1,784 SF 2nd Floor Mezz

1,784 SF Main floor Office

12,016 SF Main Floor Shop

15,584 SF Total Area

### YEAR BUILT

2013

### PARKING AREA

30 Parking Stalls

### DESCRIPTION

Freestanding warehouse & office industrial facility

### SITE SIZE

1.01 Acres

### POWER

400 Amp, 600 Volt, 3 Phase - to be confirmed by tenant

### HEATING

OH Heating Units

### CONSTRUCTION

Concrete block

### LOADING

(6) OH Grade

### CLEAR HEIGHT

22', 20' underhook

### PROPERTY TAX

\$65,048.22

### LEASE RATE

\$15.00 Per SF

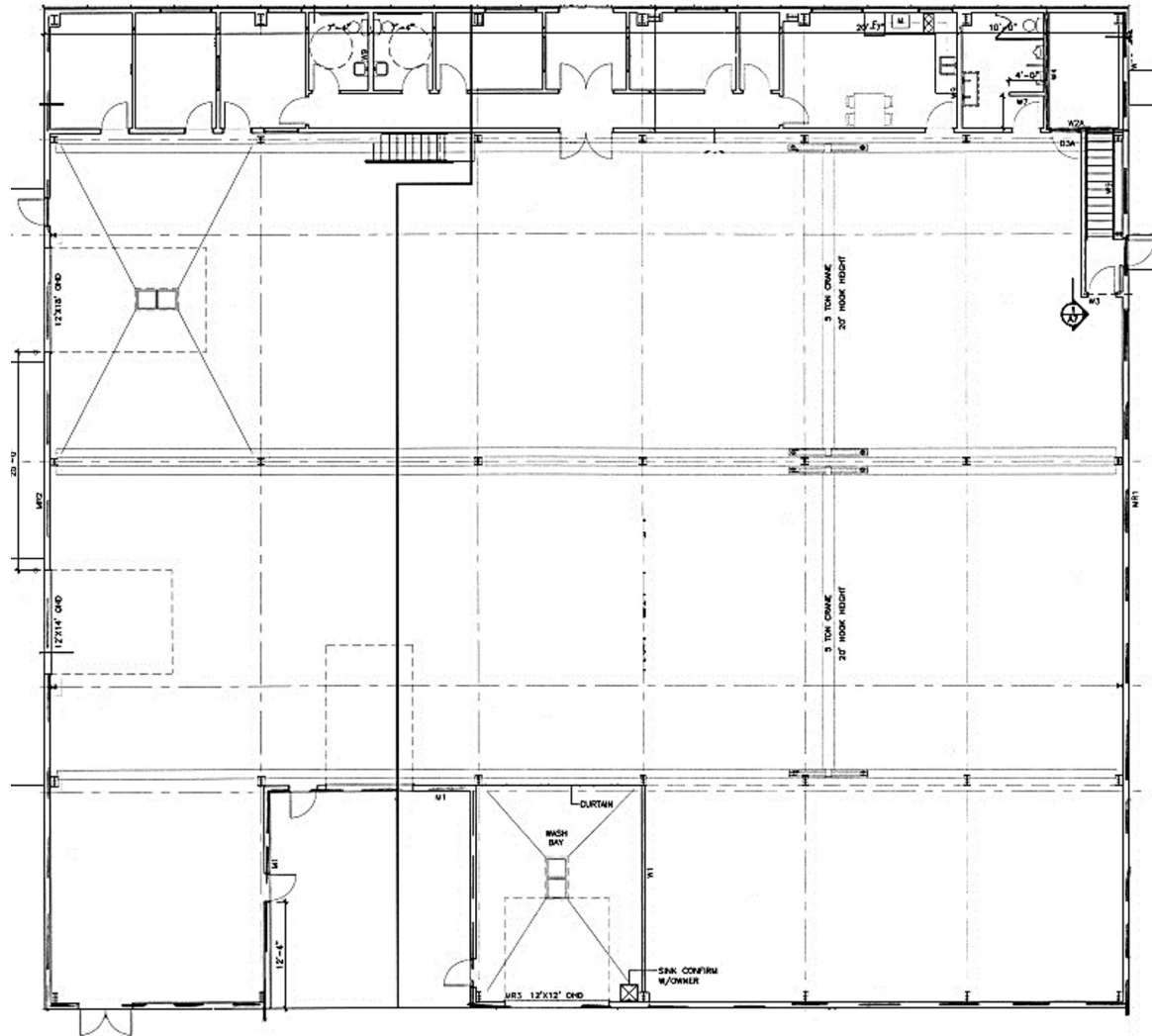
### SALE PRICE

\$3,400,000

## AERIAL VIEW



# FLOOR PLAN



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