



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. October 2025

BACK ON THE MARKET

REDUCED PRICE: \$3,975,000

31,171 SF ON 2.58 ACRES

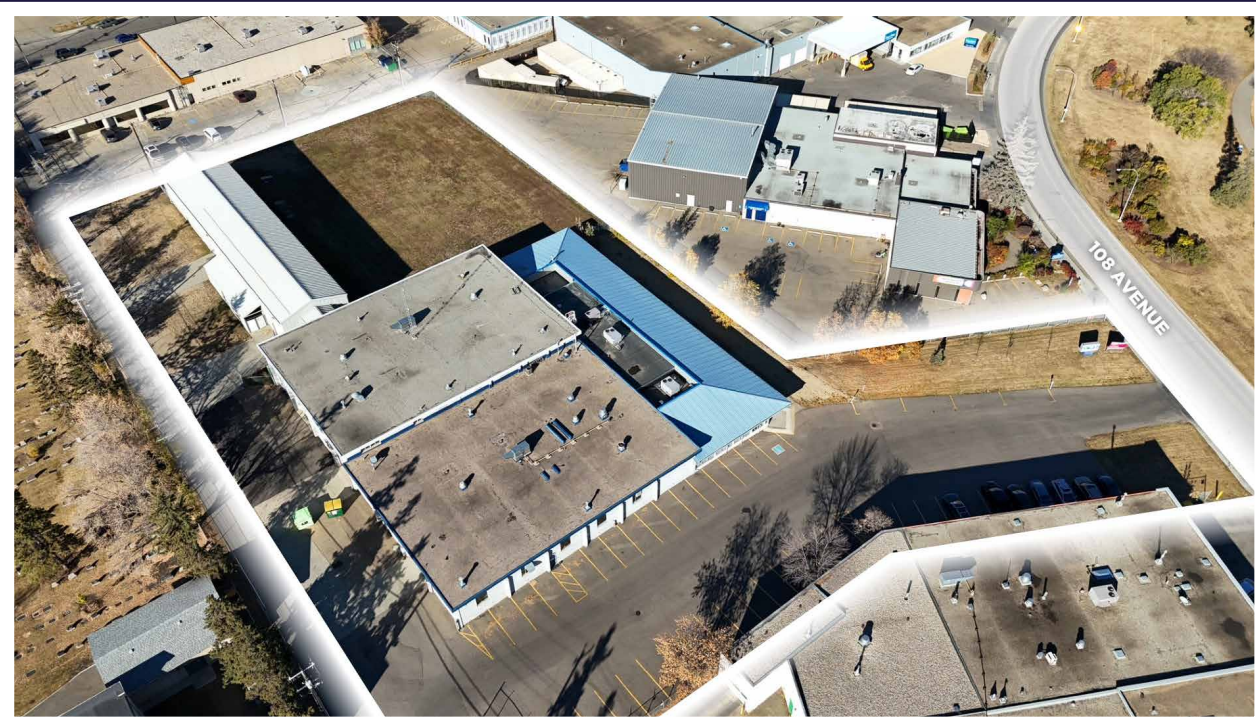
DOWNTOWN FLEX-INDUSTRIAL BUILDING WITH FENCED YARD

11755 108 Avenue, Edmonton, AB

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

Nicole Stewart
Team Coordinator, Unlicensed
587 589 4215
nicole.stewart@cwedm.com



SALE PRICE: \$3,975,000
TAXES: \$102,041.70 (2024)

PROPERTY DETAILS

MUNICIPAL ADDRESS	11755 108 AVENUE NW, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 1755 KS, BLOCK 19, LOT H
ZONING	IM (MEDIUM INDUSTRIAL DISTRICT)
BUILDING SIZE	± 25,856 SF - MAIN BUILDING ± 5,135 SF - OUTBUILDING (NOT INCLUDED IN GLA) ± 31,171 SF - TOTAL
SITE SIZE	2.58 ACRES (23.2% SCR)
SITE COVERAGE	23.2%
YEAR BUILT	1978

POWER	800 AMP, 600 VOLT, 3 PHASE
LOADING DOOR	(4) 12'X12' GRADE (1) 16' X 18' GRADE
BUILDING CONSTRUCTION	CONCRETE BLOCK
HEATING/HVAC	GAS FIRE UNIT HEATERS (WAREHOUSE) HVAC (OFFICE)

THE OPPORTUNITY

- 25,856 SF GLA with additional 5,135 SF connected outbuilding, totalling ± 31,171 SF
- Concrete block construction
- Built on ± 2.58 acres
- Fully fenced yard



14,186
POPULATION
Within 1 KM



\$88,877
AVG. INCOME
Within 1 KM



7,637
HOUSEHOLDS
Within 1 KM

29,254
POPULATION
Within 3 KM

\$97,172
AVG. INCOME
Within 3 KM

47,422
HOUSEHOLDS
Within 3 KM

207,701
POPULATION
Within 5 KM

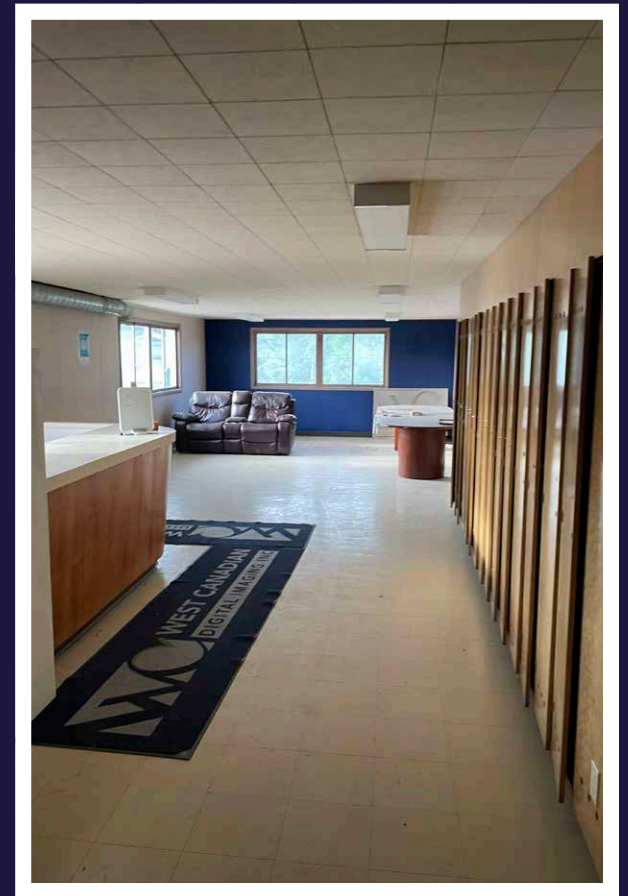
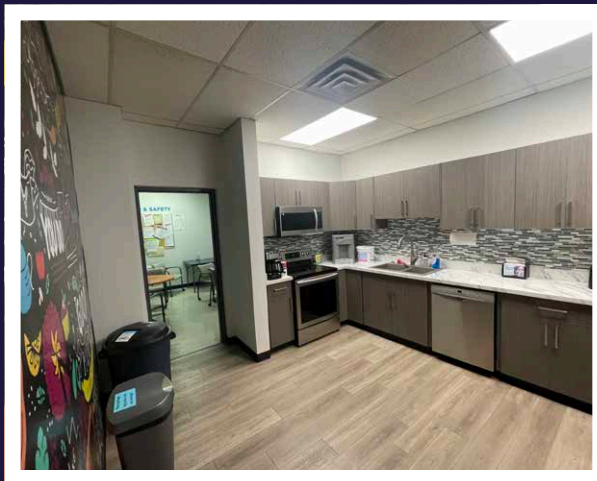
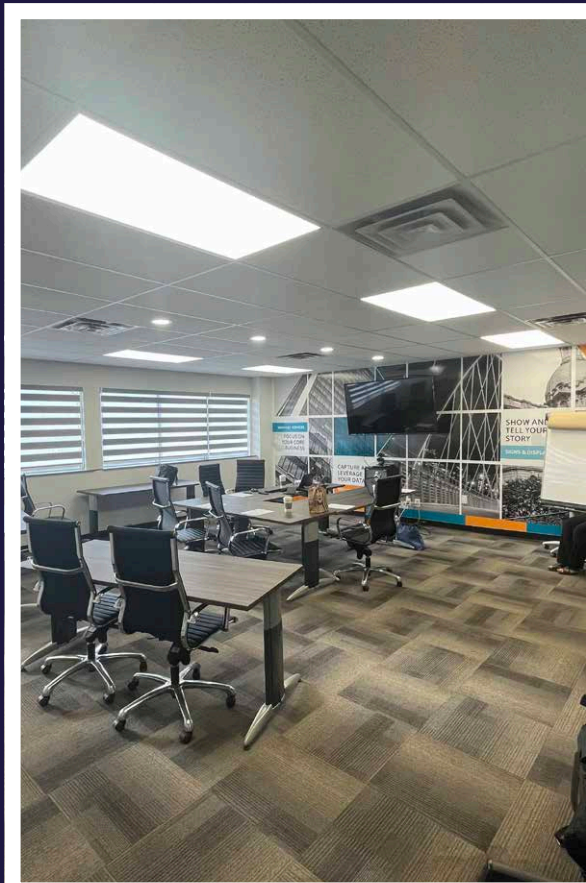
\$103,462
AVG. INCOME
Within 5 KM

99,485
HOUSEHOLDS
Within 5 KM

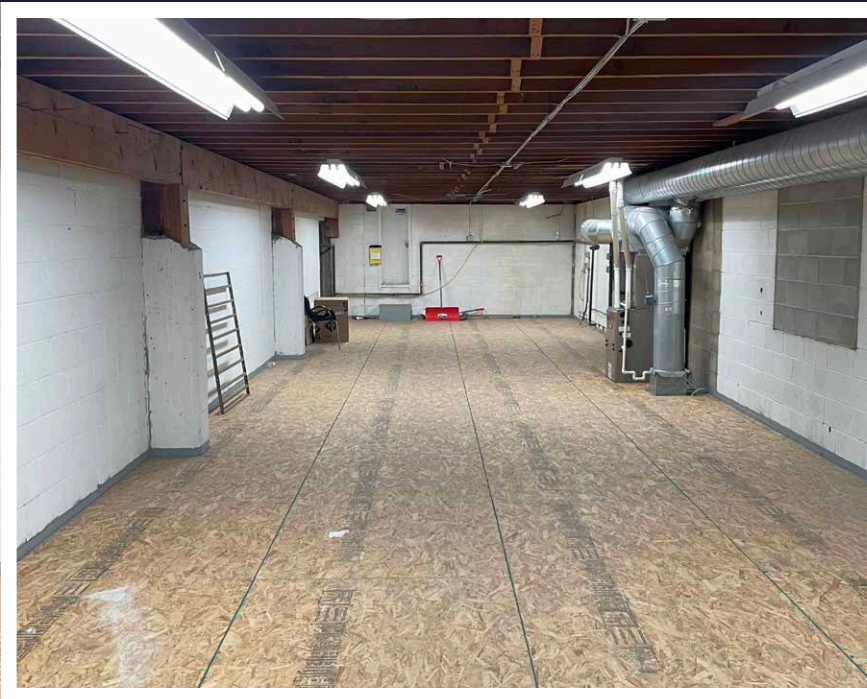
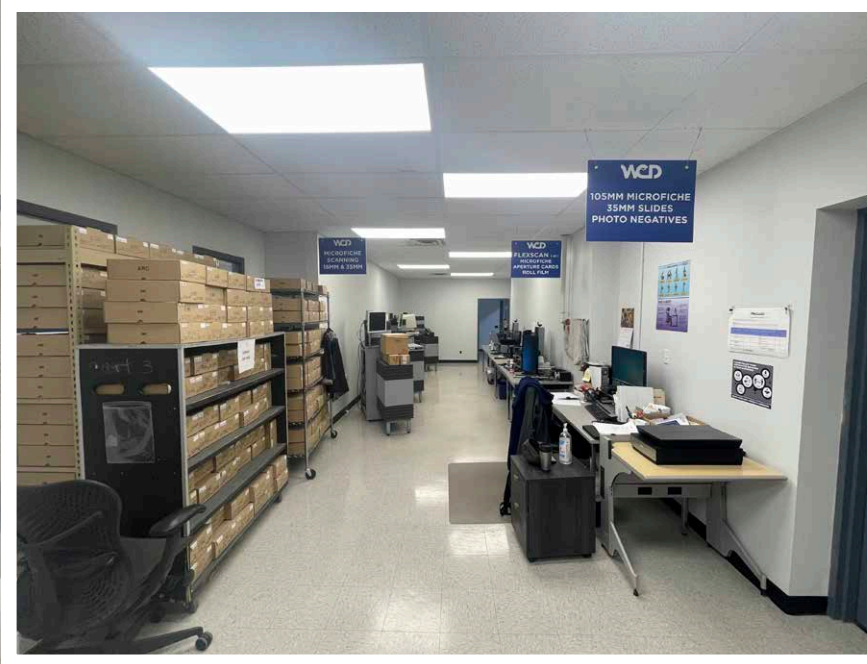
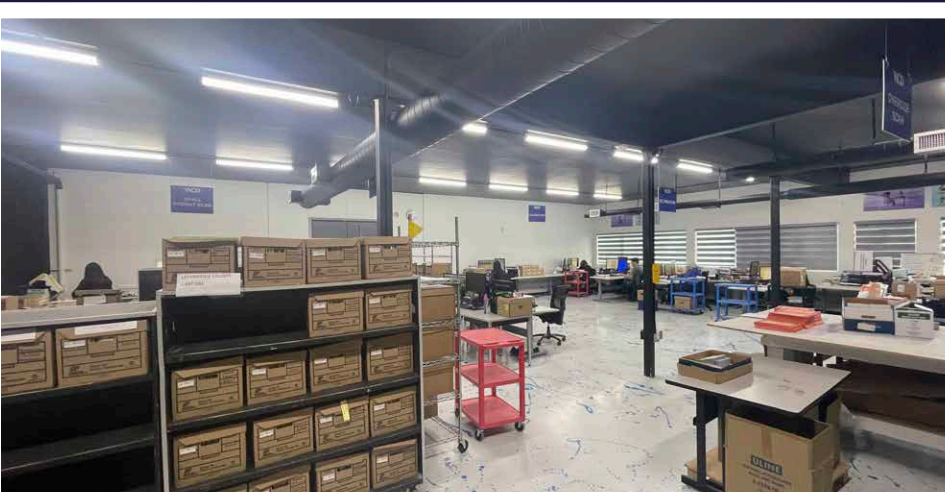
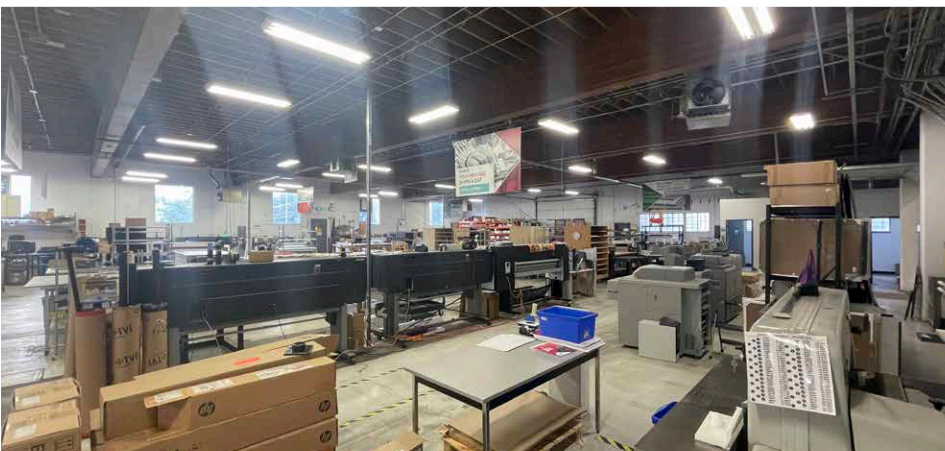
AERIAL



INTERIOR PHOTOS



INTERIOR PHOTOS

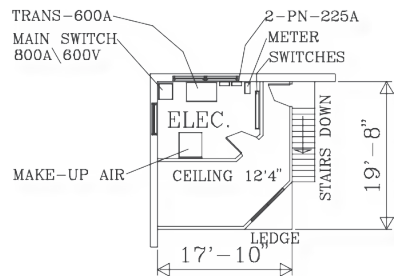


EXTERIOR PHOTOS



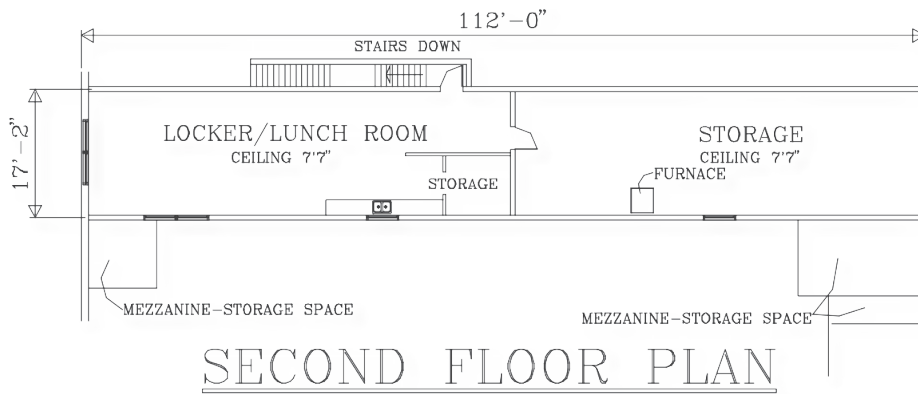
SITE PLAN

WCD BUILDING | EDMONTON, AB



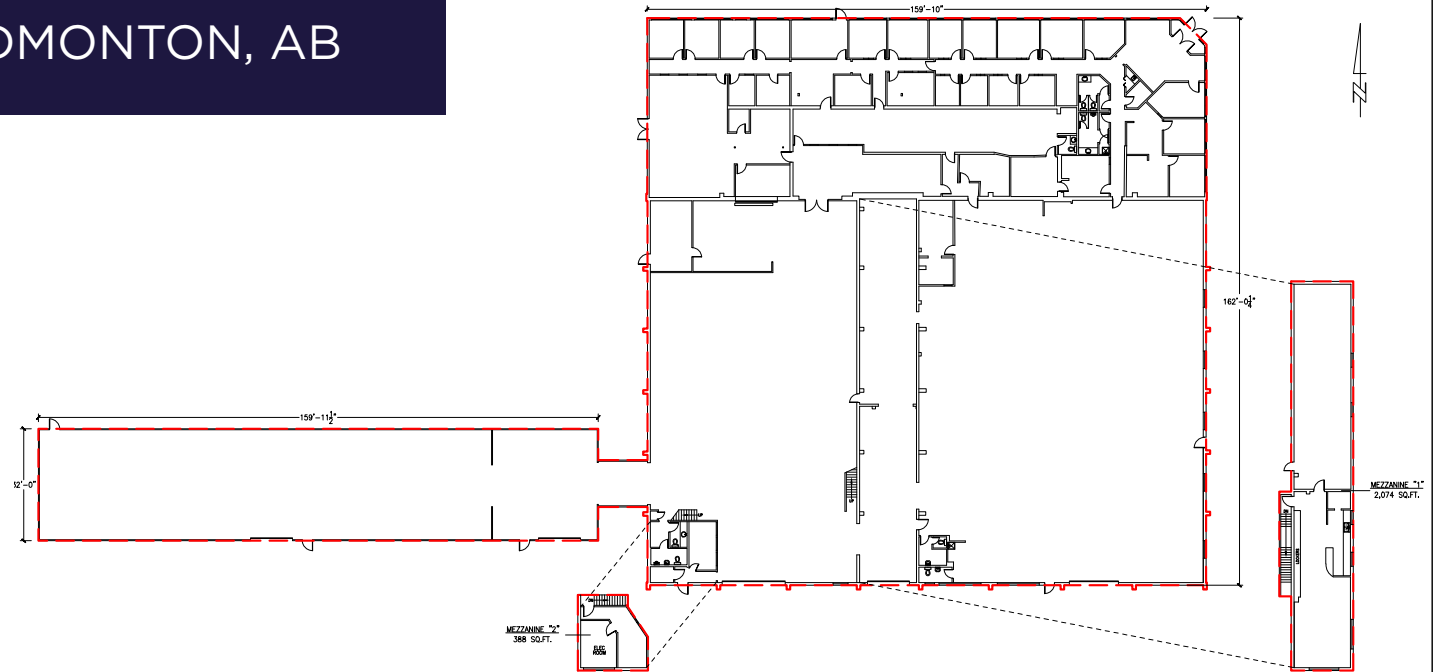
NORTHWEST MEZZANINE

APPROX. 300 SF



SECOND FLOOR PLAN

APPROX. 1900 SF



KEEP IN TOUCH



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. OCTOBER 2025

Andy Horvath
Partner
780 908 3353
andy.horvath@cwedm.com

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

Nicole Stewart
Team Coordinator, Unlicensed
587 589 4215
nicole.stewart@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com