

**REDUCED PRICE: \$3,975,000**

**25,856 SF ON 2.58 ACRES**

**FOR SALE**

**DOWNTOWN  
FLEX-INDUSTRIAL  
BUILDING  
WITH FENCED  
YARD**

11755 108 Avenue, Edmonton, AB

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# THE OPPORTUNITY

- ± 25,856 SF building
- Concrete block construction
- Built on ± 2.58 acres
- Fully fenced yard

## AREA DEMOGRAPHICS



### POPULATION

1km	3km	5km
14,186	29,254	207,701



### HOUSEHOLDS

1km	3km	5km
7,637	47,422	99,485



### AVERAGE INCOME

1km	3km	5km
\$88,877	\$97,172	\$103,462



### VEHICLES PER DAY

8,500 on 108 Avenue  
20,000 on 120 Avenue

Belvent  
Manufacturing

Sinclair Supply

Russel Hendrix

DasBrezelHaus

Ashford House Pub & Kitchen

Arcadia Brewing Co

111 AVENUE

Time Escape

The Bridal Boutique

Technical Imaging

Smart storage

Open Doors Learning

120 STREET

108 AVENUE

Rosarious Pub

ABCU Credit Union

107 AVENUE

# 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

## SITE SIZE

2.58 Acres

## YEAR BUILD

1978

## CEILING HEIGHT

16' & 20'6" Clear

## POWER

800 Amp/600 volt, 3 phase

## DOORS

(4) 12'x12' Grade  
(1) 16' x 18' Grade

## BUILDING CONSTRUCTION

Concrete Block

## SITE COVERAGE

23.2%

## HEATING/HVAC

Gas Fire Unit Heaters  
(Warehouse)  
HVAC (Office)

## SALE PRICE

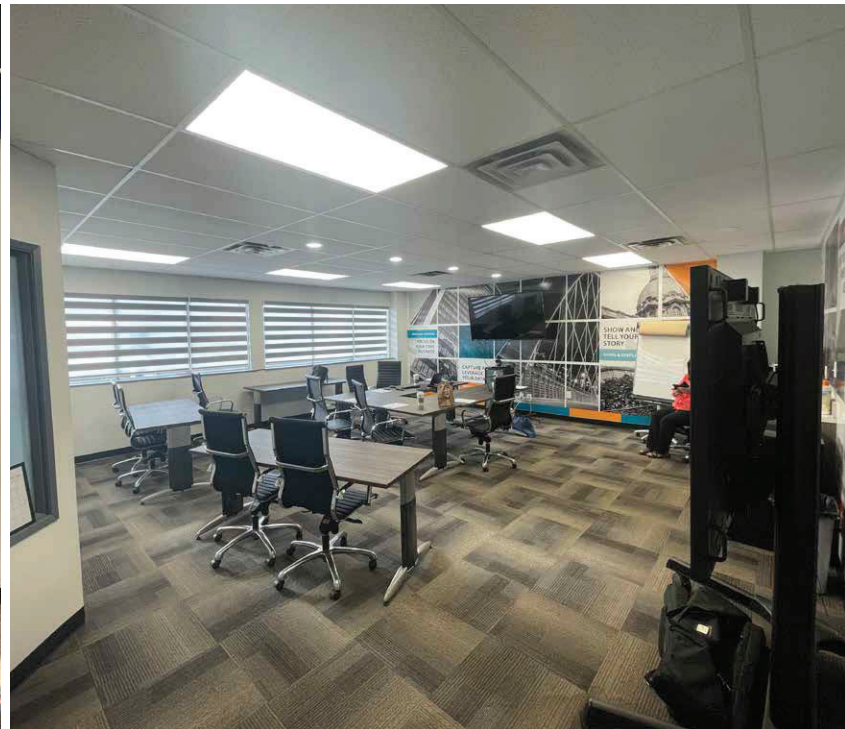
\$3,975,000

## TAXES

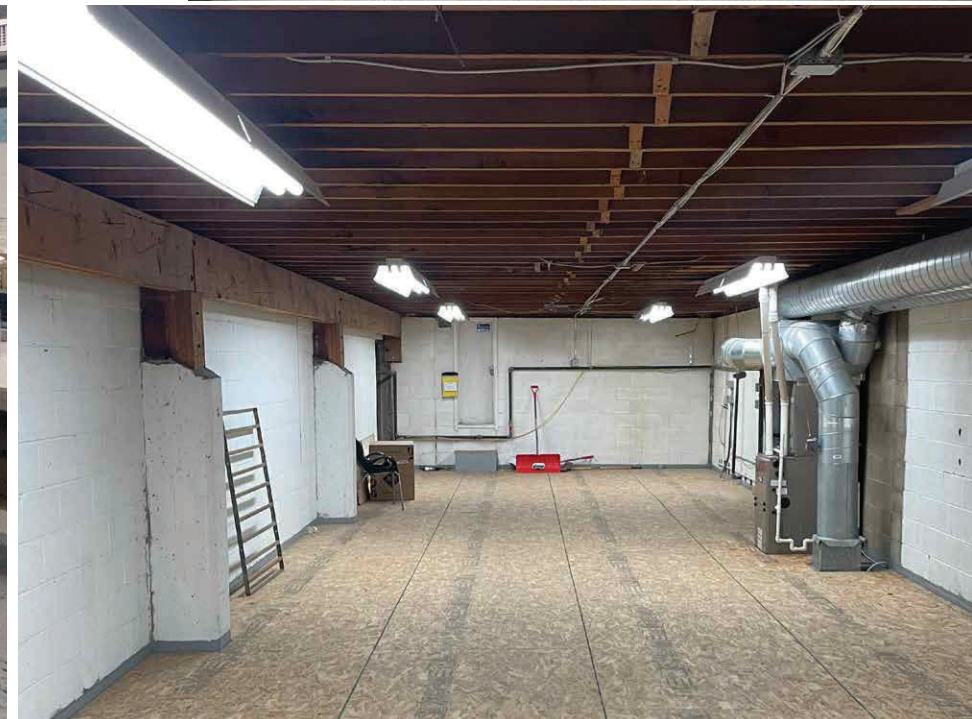
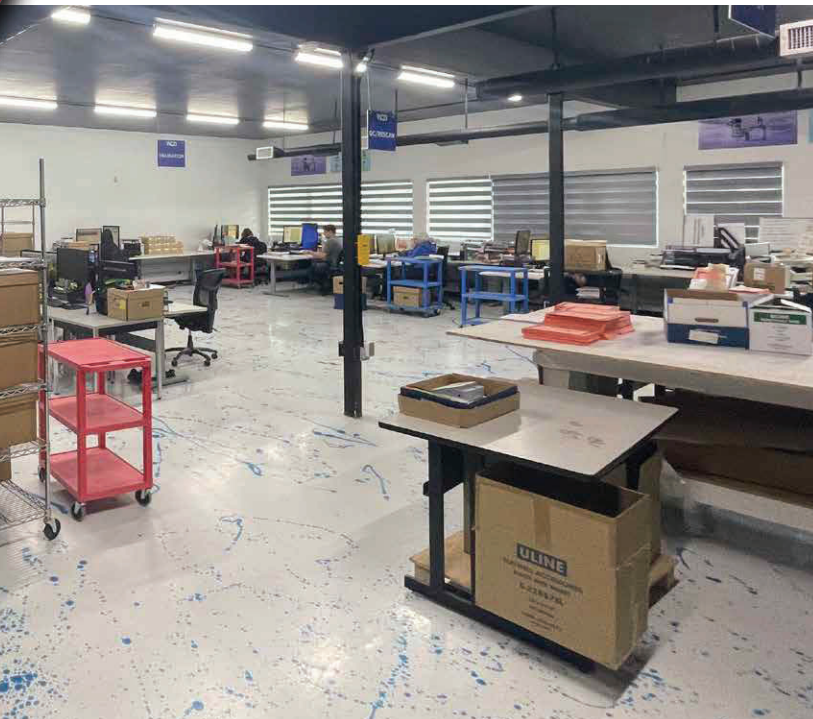
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INTERIOR  
PHOTOS

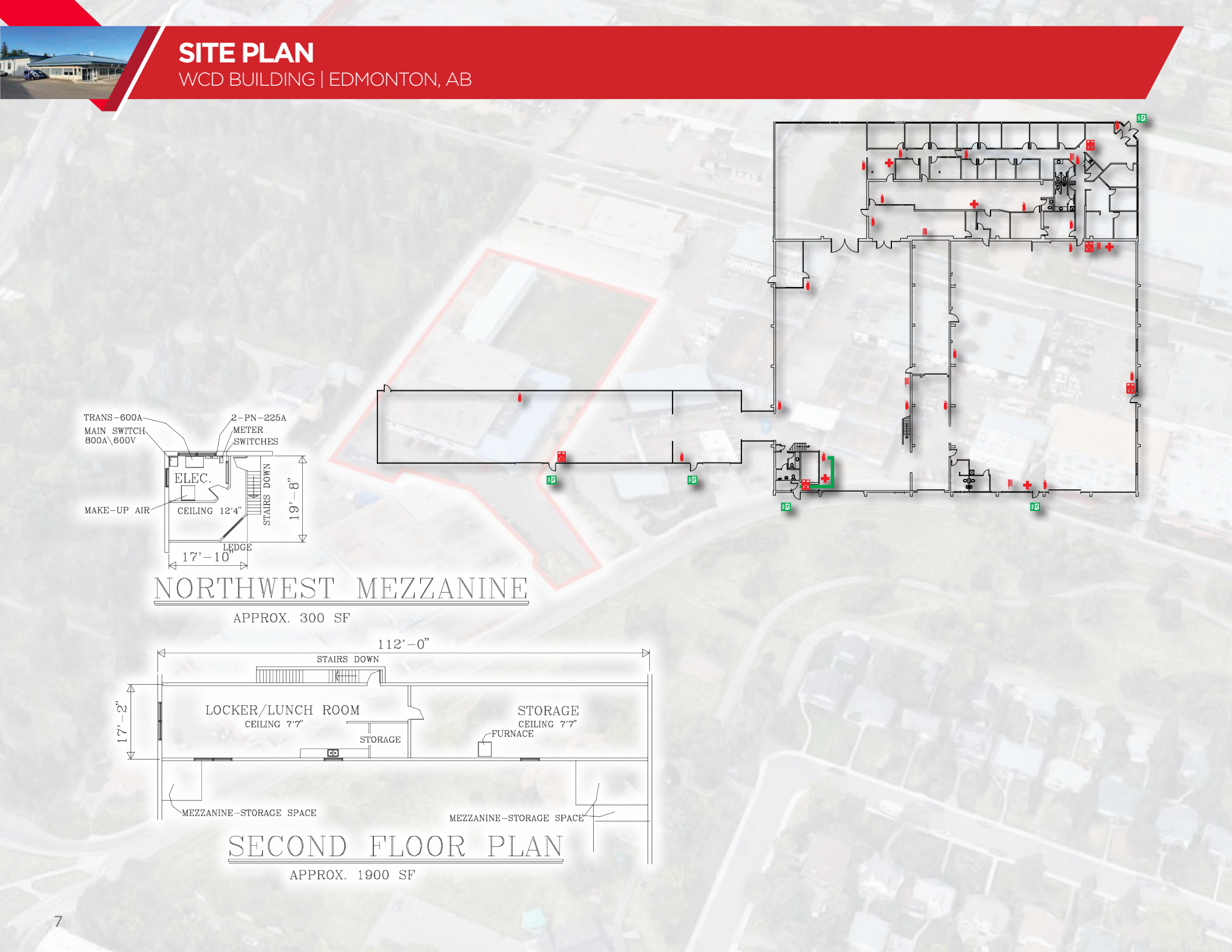


INTERIOR  
PHOTOS



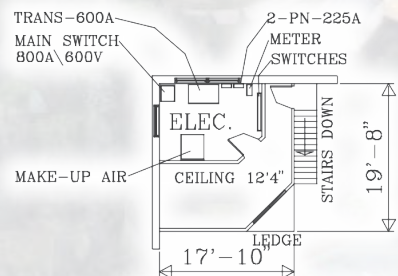
EXTERIOR  
PHOTOS





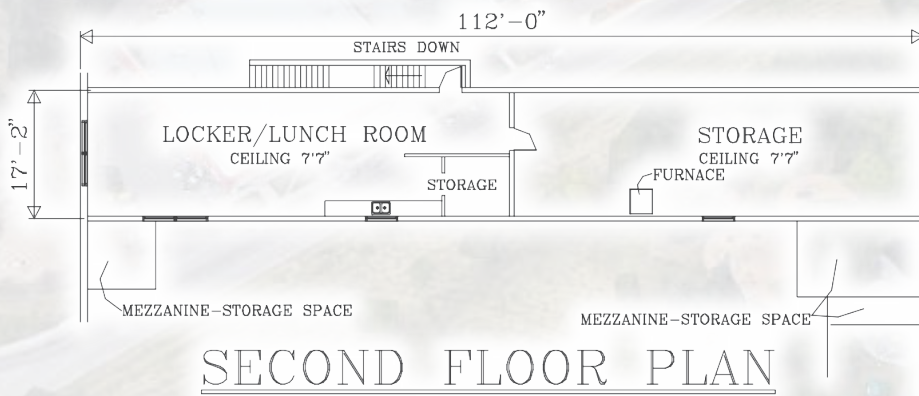
# SITE PLAN

WCD BUILDING | EDMONTON, AB



## NORTHWEST MEZZANINE

APPROX. 300 SF



## SECOND FLOOR PLAN

APPROX. 1900 SF



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WAKEFIELD**

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