

FOR SALE

DOWNTOWN FLEX-INDUSTRIAL BUILDING WITH FENCED YARD

11755 108 Avenue, Edmonton, AB

BACK ON THE MARKET

REDUCED PRICE: \$3,975,000

25,856 SF ON 2.58 ACRES

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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

SITE COVERAGE

23.2%

YEAR BUILT

1978

CEILING HEIGHT

16' & 20'6" Clear

POWER

800 Amp, 600 Volt, 3 Phase

LOADING DOORS

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

BUILDING CONSTRUCTION

Concrete Block

HEATING/HVAC

Gas Fire Unit Heaters
(Warehouse)
HVAC (Office)

SALE PRICE

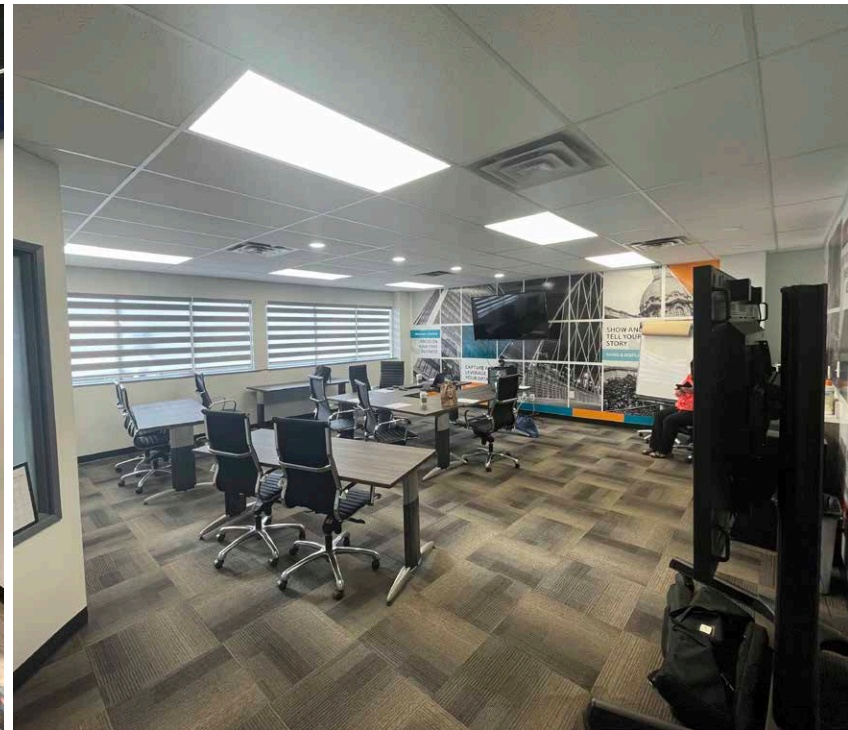
\$3,975,000

TAXES

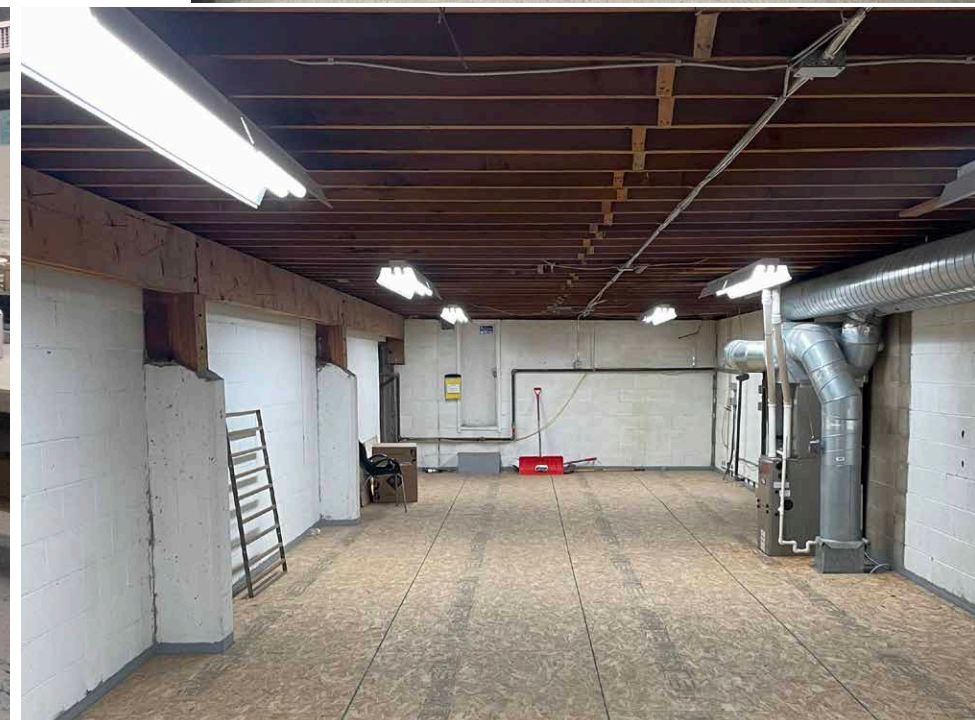
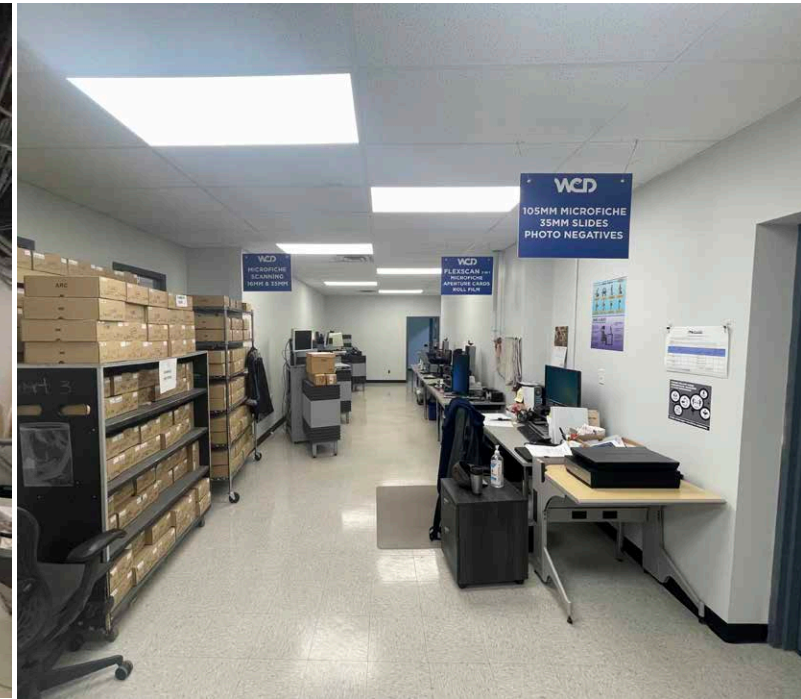
\$102,041.70 (2024)



INTERIOR PHOTOS



INTERIOR PHOTOS



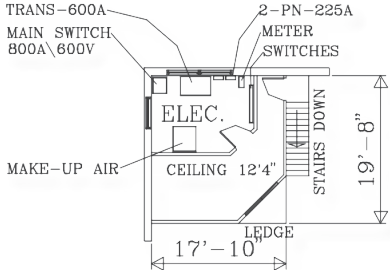
EXTERIOR
PHOTOS





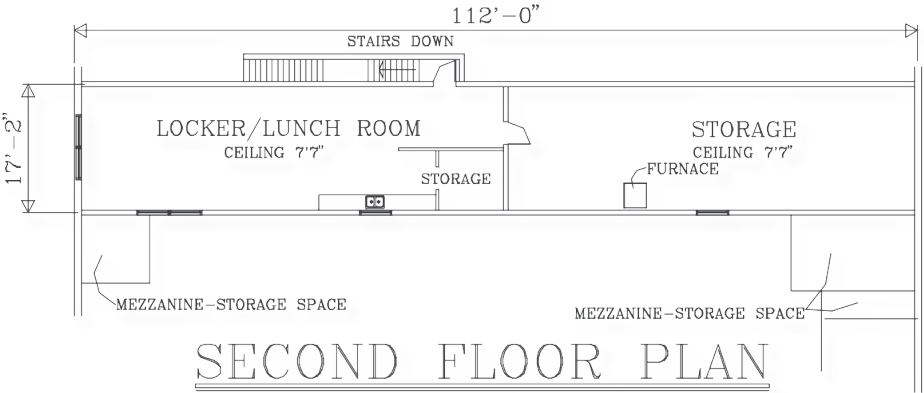
SITE PLAN

WCD BUILDING | EDMONTON, AB



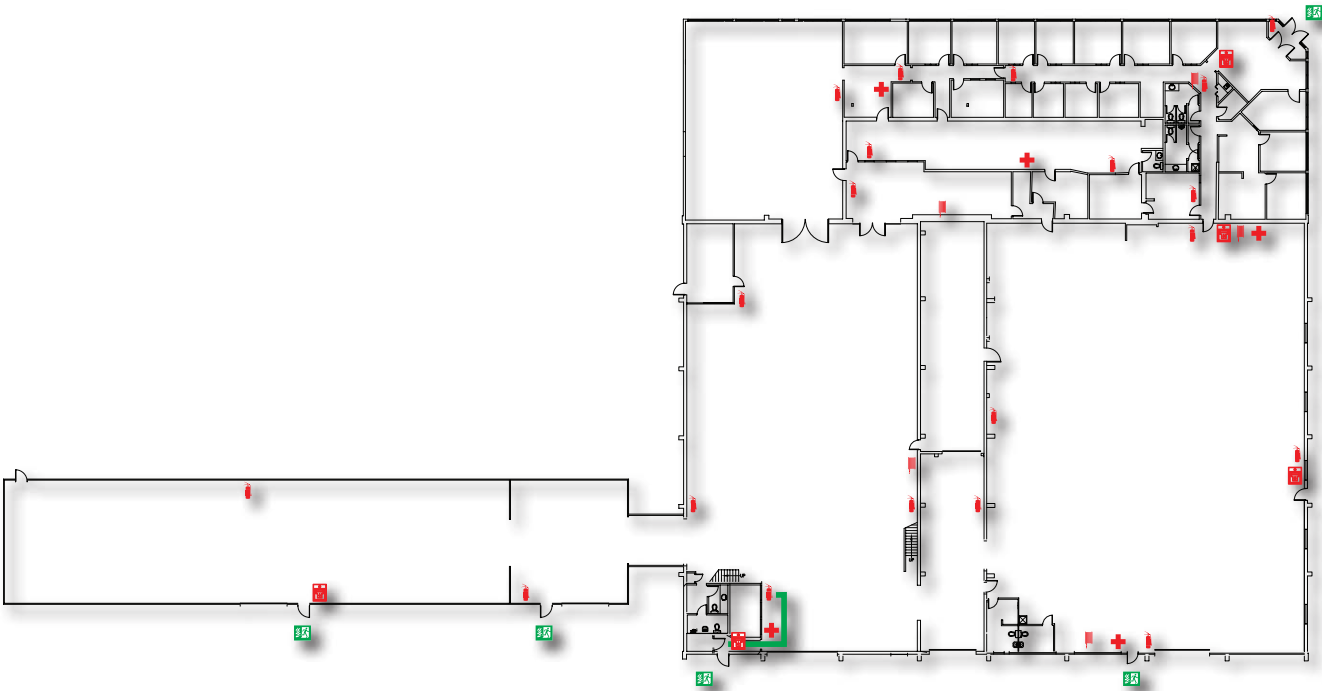
NORTHWEST MEZZANINE

APPROX. 300 SF



SECOND FLOOR PLAN

APPROX. 1900 SF





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