

**OWNER/USER
INVESTMENT OPPORTUNITY**

AT-PAC FACILITY

6215 82 AVENUE, EDMONTON, AB

11,668 SF on 5.47 Acres

SALE PRICE: \$5,000,000

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PROPERTY HIGHLIGHTS

The subject property is located in Gainer Industrial Park bordered by 82 Avenue and the Sherwood Park Freeway. The site is fully serviced, fenced and compacted with gravel and concrete providing an excellent foundation for industrial developments.

- Direct exposure to the Sherwood Park Freeway
- 5.47 Acre fully compacted, serviced and fenced yard
- Easy access to all parts of the city via Sherwood Park Freeway and 50th Street
- 7 offices, boardroom, 2 washrooms
- Mezzanine can be used as load bearing storage, as well as additional storage in basement
- 2 access points along 82 Avenue and multiple access routes to property
- Access to property via 71 Street, 75 Street & 50 Street



PROPERTY DETAILS

MUNICIPAL ADDRESS

6215 82 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 8521477, Block B, Lot 1B

ZONING

IH -Heavy Industrial

NEIGHBOURHOOD

Gainer Industrial Park

AVAILABLE AREA

| | |
|------------|--------------------------------|
| Building A | 6,000 SF (Warehouse) |
| Building B | 5,668 SF (Office/Warehouse) |
| Total | 11,668 SF |

SITE SIZE

5.47 Acres (5% Site Coverage Ratio)

YEAR BUILT

1949

CEILING HEIGHT

To be Confirmed

LOADING

Grade

OPPORTUNITY

SALE PRICE

\$5,000,000

TAXES

\$77,149.67 (2023)

AVAILABILITY

MAY 31, 2025

CURRENT ANNUAL INCOME

\$356,305.92 US

LEASE INFORMATION AVAILABLE
UPON NDA SIGNING

AERIAL



82 AVENUE



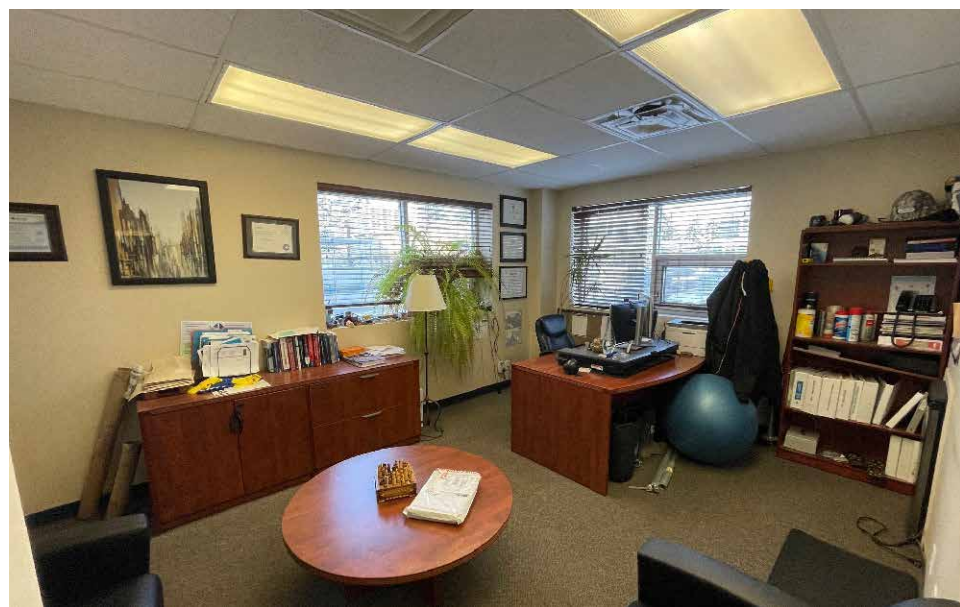
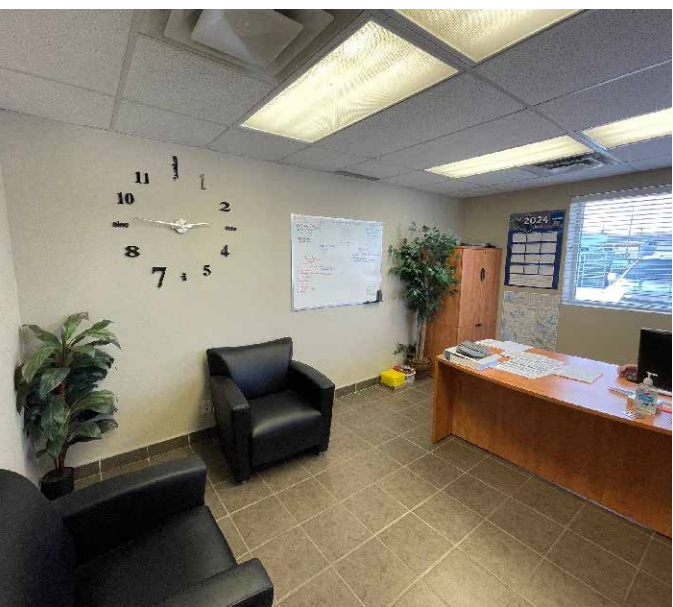
SHERWOOD PARK FREEWAY

75 STREET

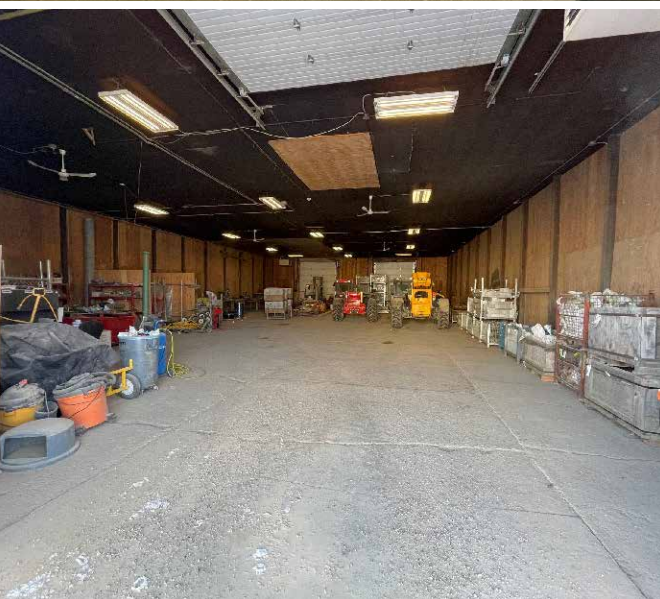
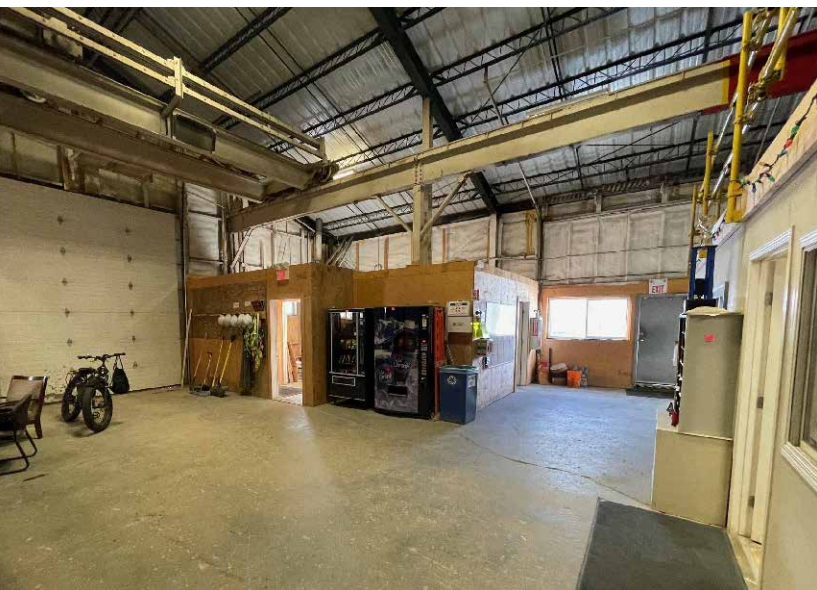
71 STREET

ARGYLL ROAD NW

OFFICE PHOTOS



WAREHOUSE PHOTOS





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