

FOR SALE

FREESTANDING SHOP WITH FENCED YARD

13340 149 Street NW,
Edmonton, AB

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

NEWLY REDUCED PRICE

11,794 SF ON 4.99 ACRES

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Partner
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Team Coordinator
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THE OPPORTUNITY

Excellent northwest Edmonton location providing easy access to 149th Street, 137th Avenue, St. Albert Trail, Anthony Henday Drive, and Highway 16.

This modern freestanding building features a low site coverage ratio (7%) and a graveled, compacted, fenced, and lit yard. There is a wash bay with trench drain on the south end of the building.



PROPERTY DETAILS

MUNICIPAL ADDRESS

13340 149 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 1222973; Block 5; Lot 4A

ZONING

IM - Medium Industrial

YEAR BUILT

2012

SITE SIZE

4.99 Acres

AVAILABLE AREA

1,794 SF (Office)
10,000 SF (Warehouse)
11,794 SF (Total)

GRADE LOADING

(6) 12' x 12'
(1) 1 drive-thru

CEILING HEIGHT

24' clear

POWER

600 volt; 200 amp; 3 phase
(TBC)

HEATING

Radiant tube

LIGHTING

Metal halide

YARD

Graveled, compacted,
fenced, and lit

PARKING

Surface

SUMPS

Yes, with trench drain

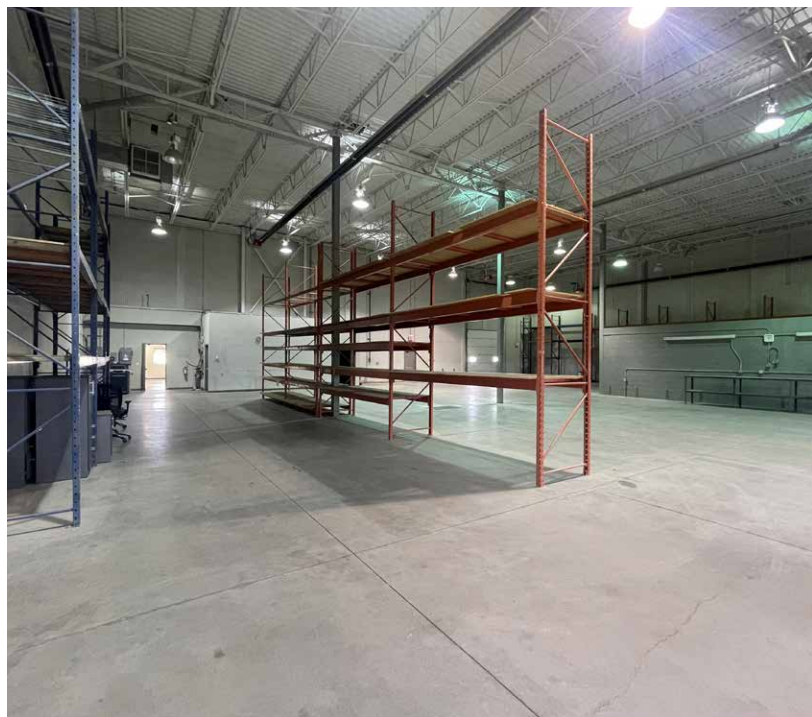
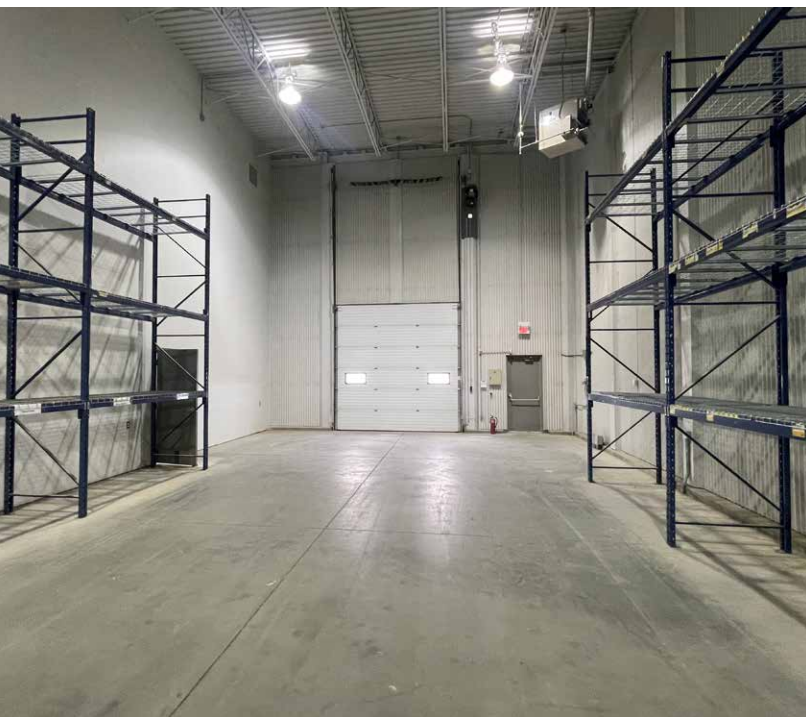
AVAILABILITY

Immediate

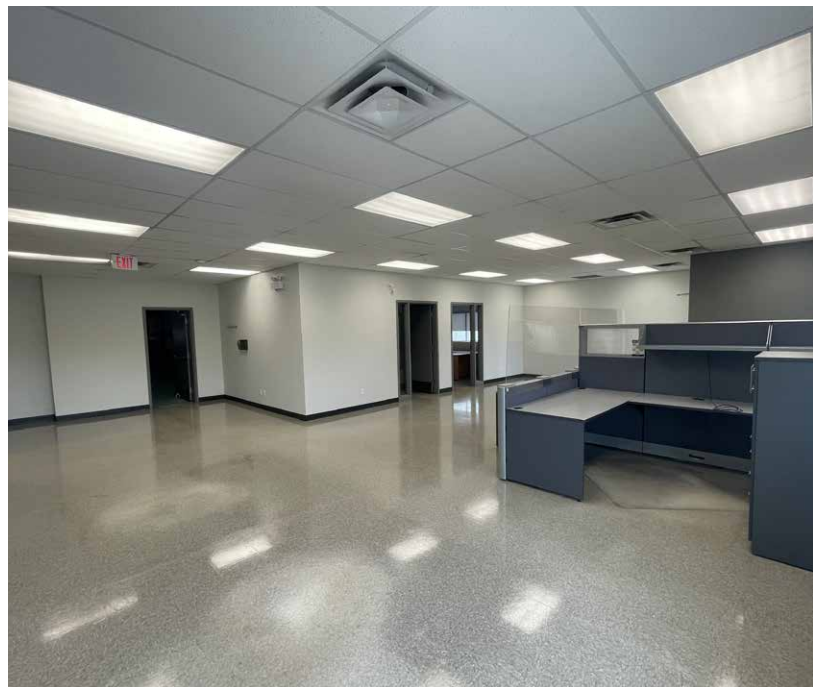
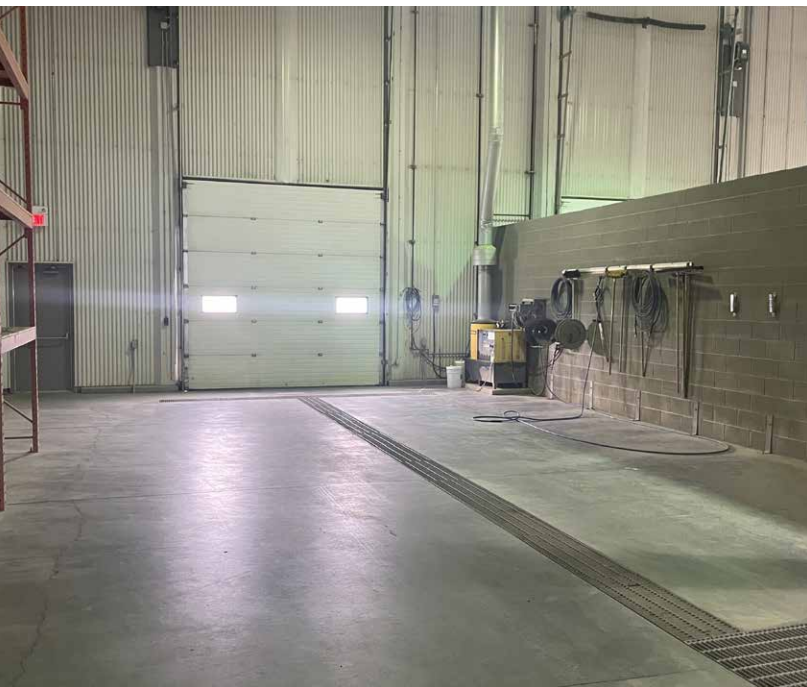
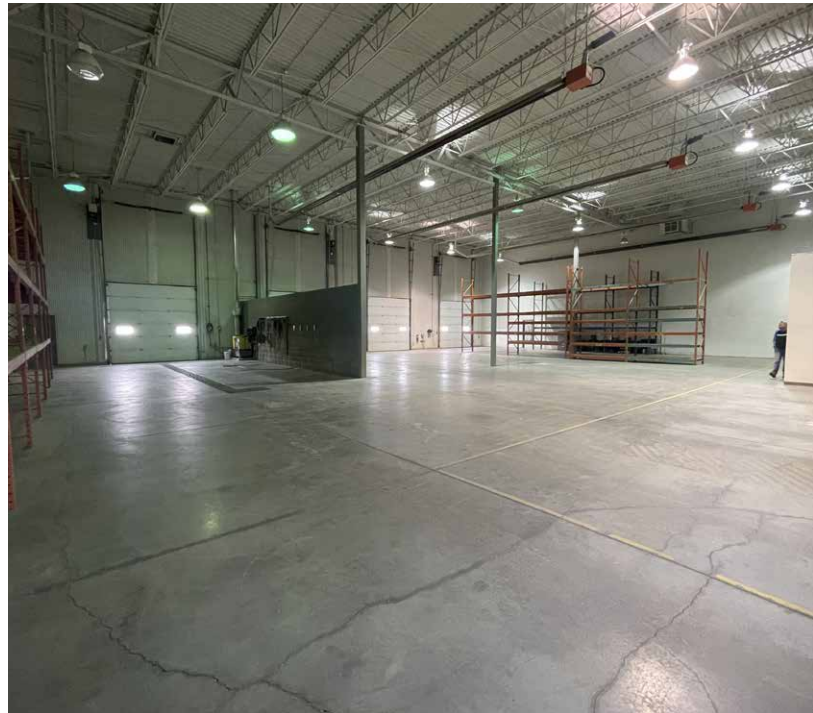
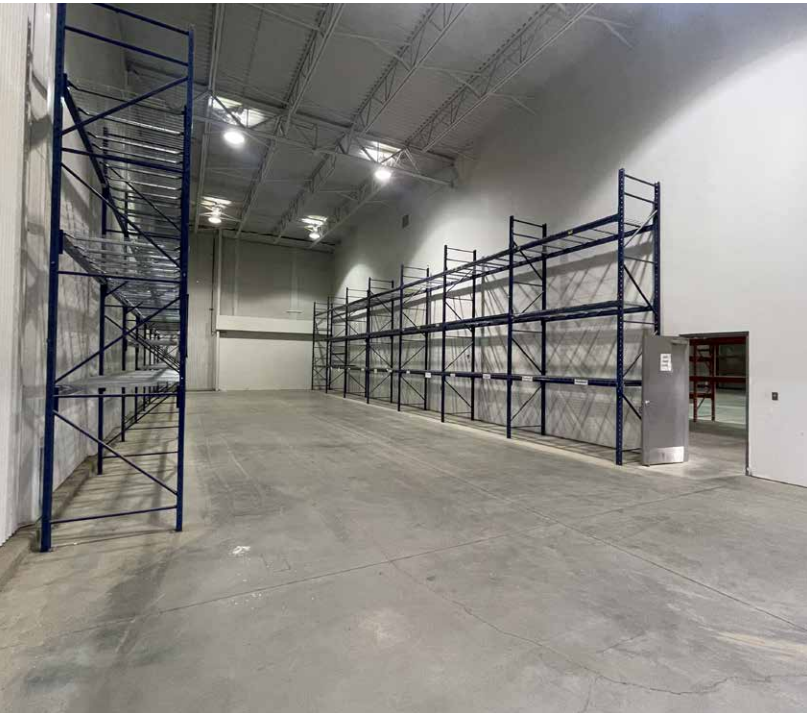
SALE PRICE
\$6,500,000

PROPERTY TAXES
\$129,748.56 (2024)

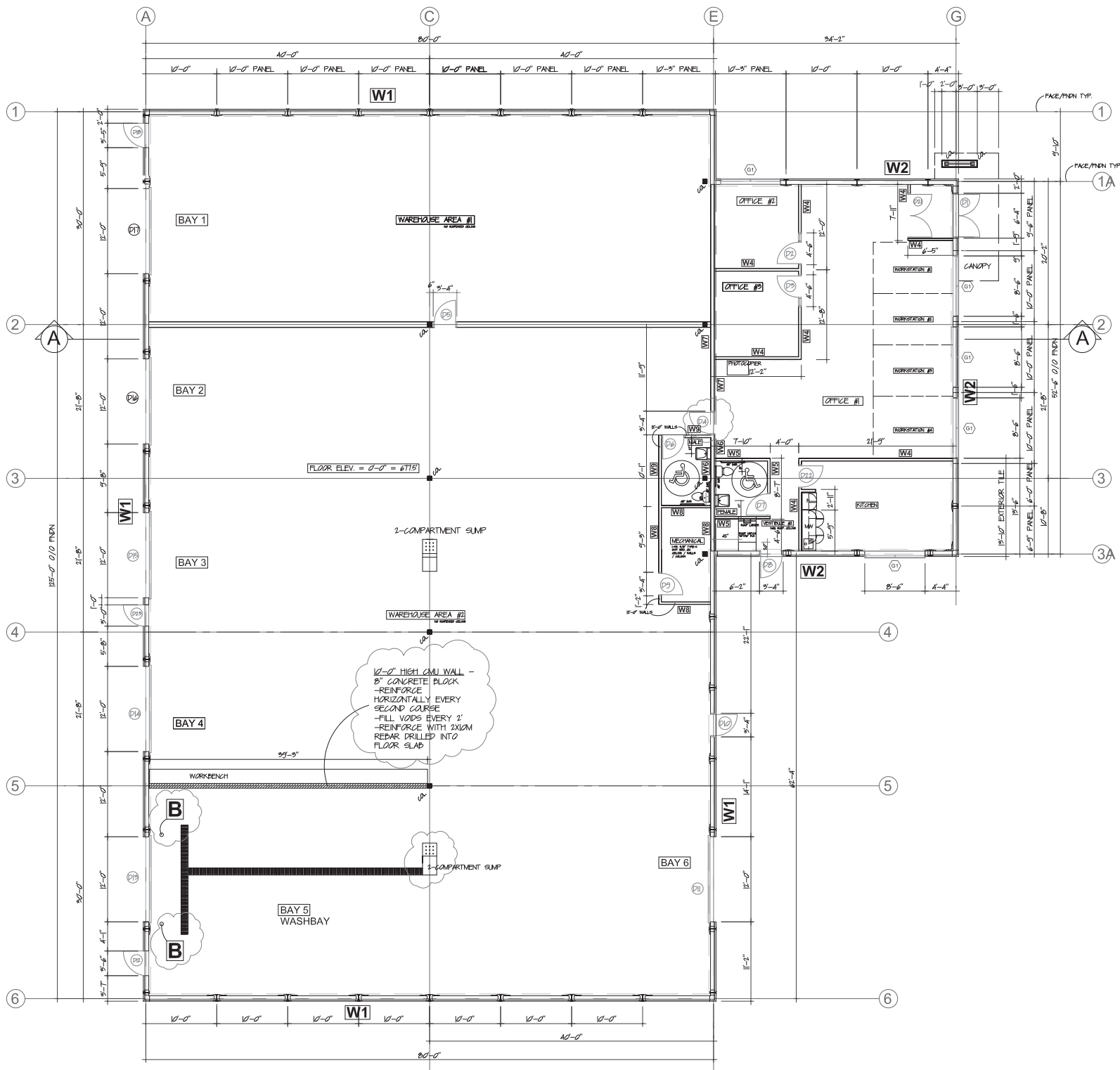
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN





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