

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](http://www.cwedm.com)

**11,794 SF ON 4.99 ACRES**

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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

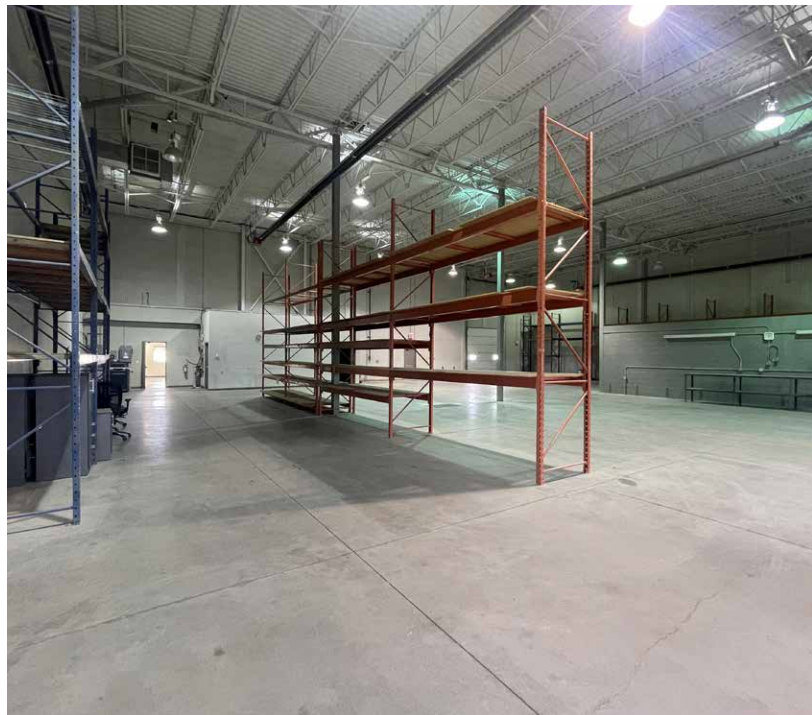
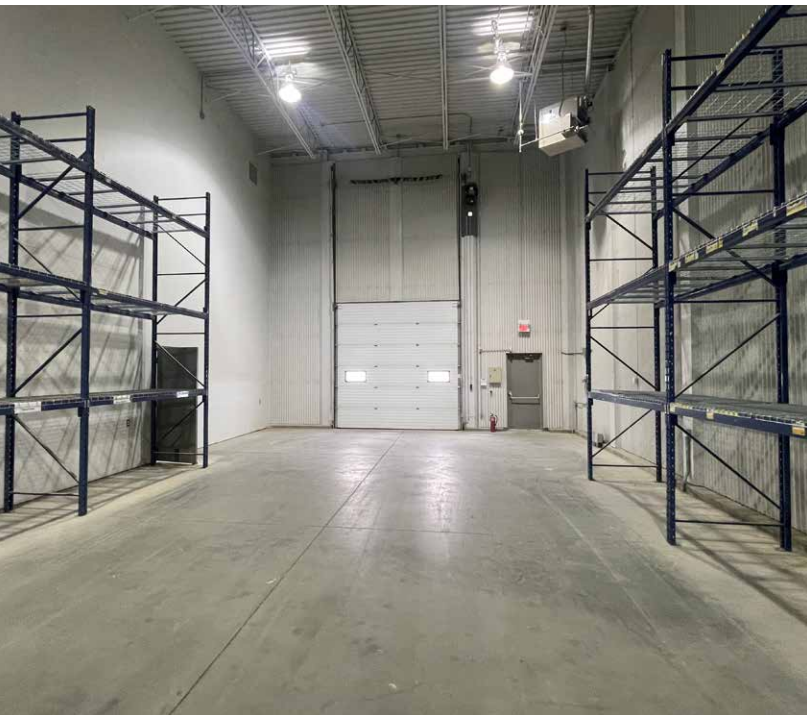
### SALE PRICE

PLEASE CONTACT LISTING AGENT

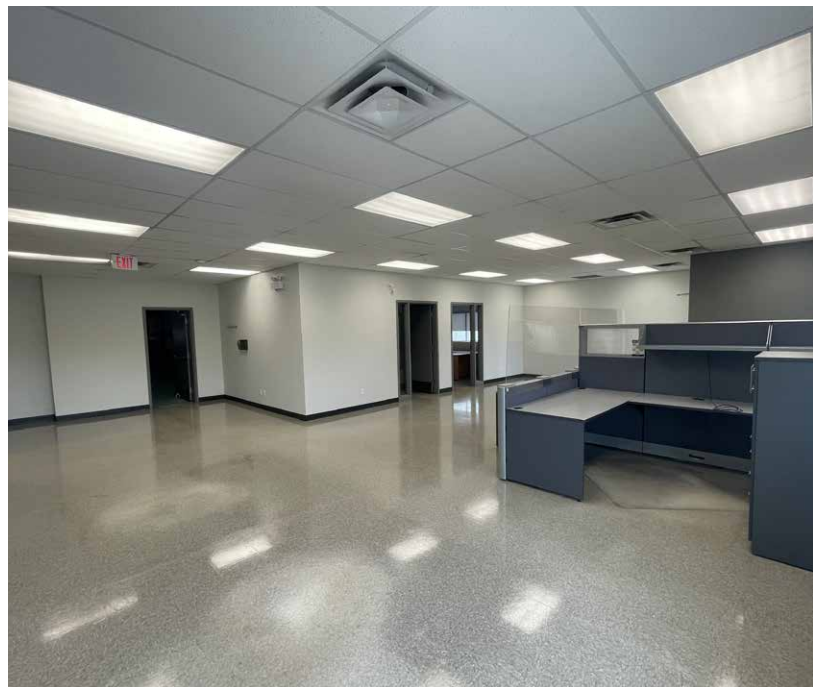
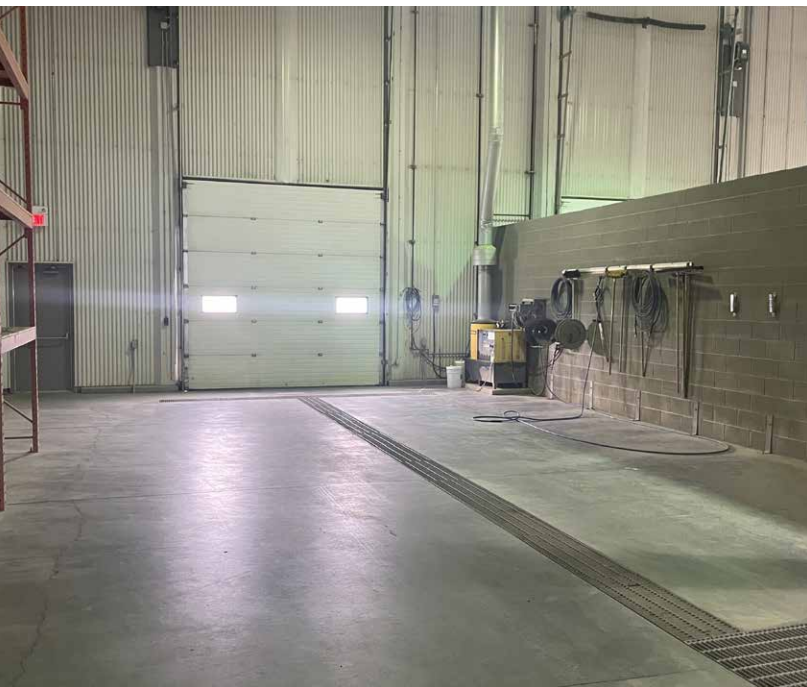
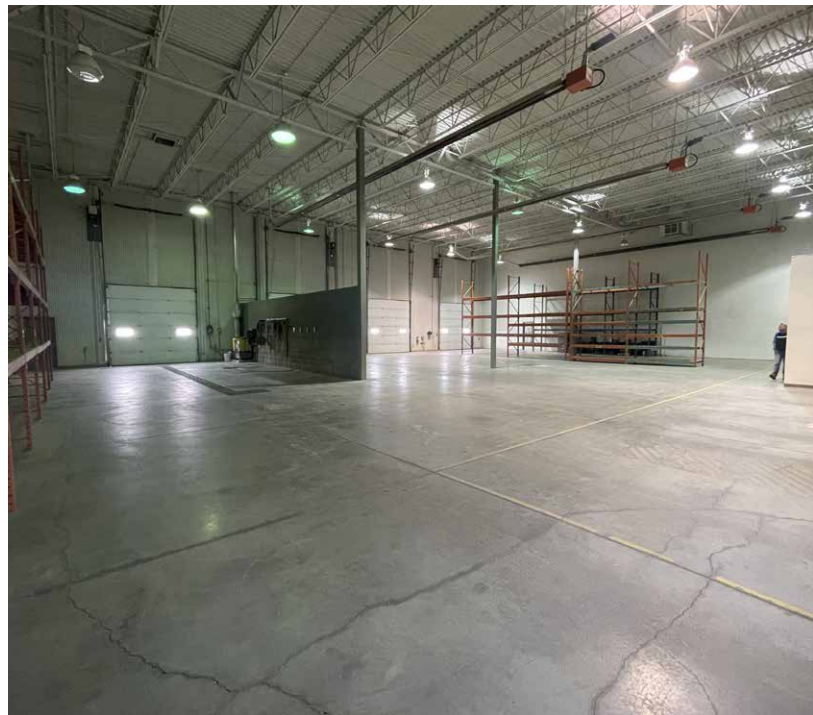
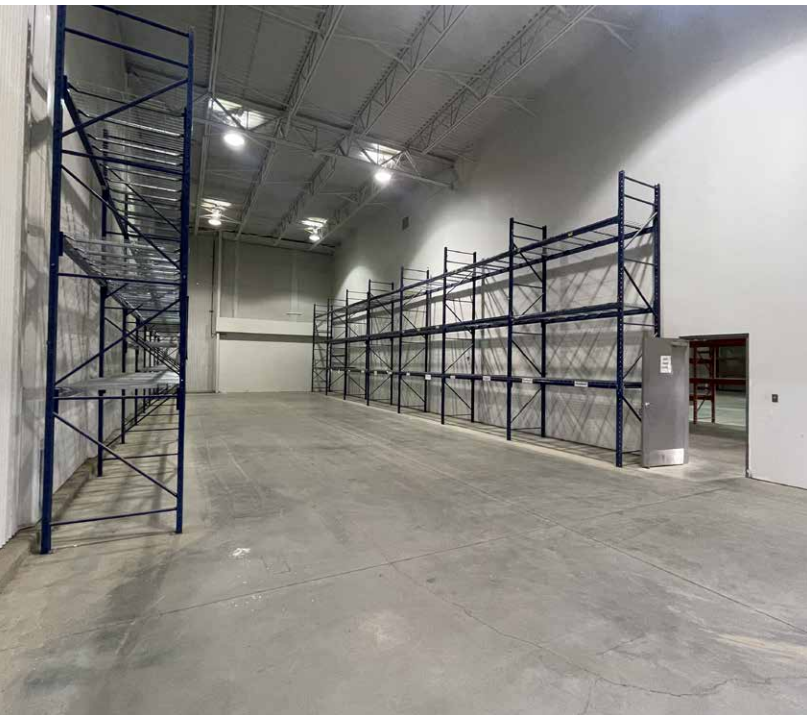
### PROPERTY TAXES

\$129,748.56 (2024)

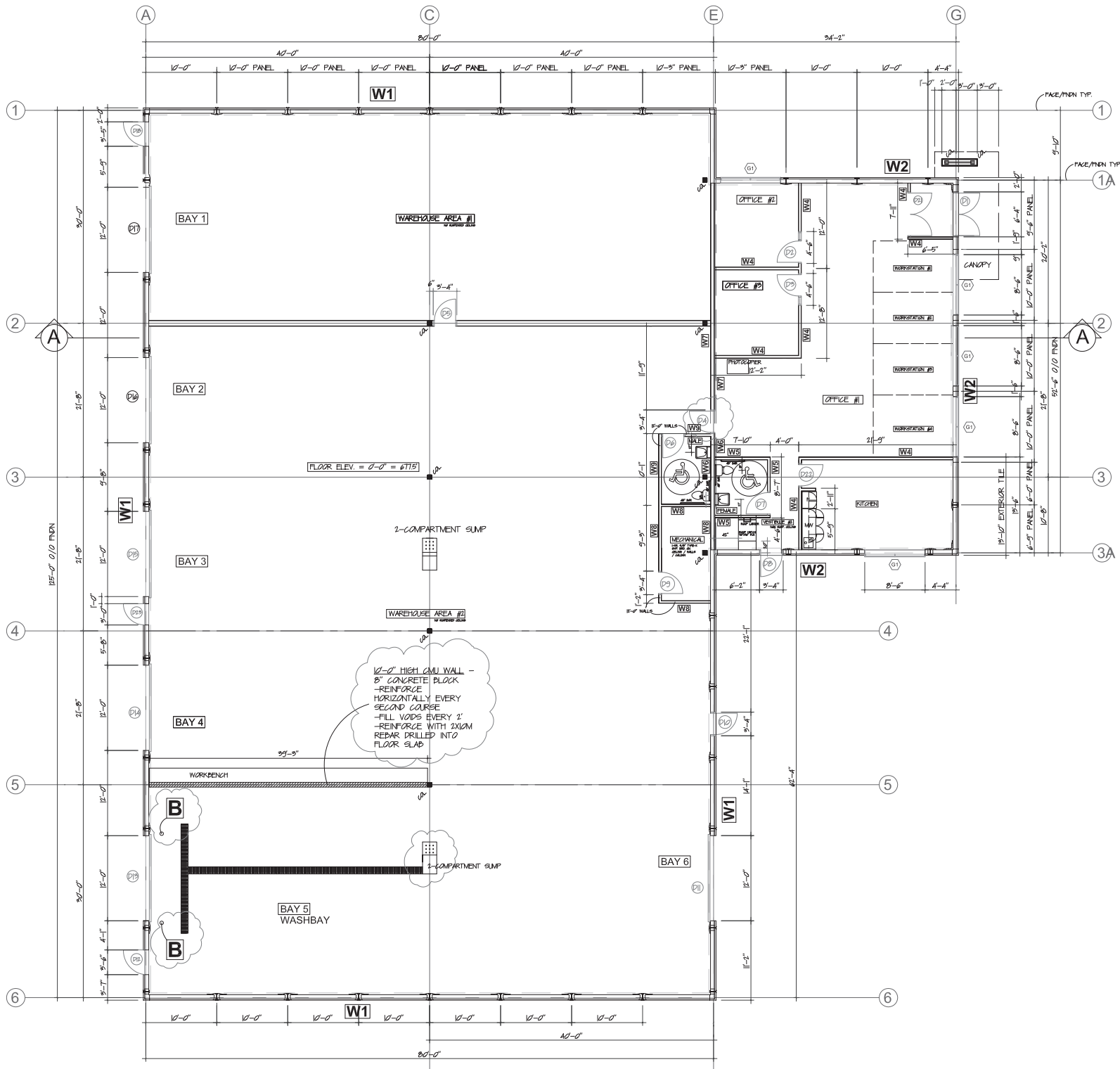
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# FLOOR PLAN





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