

FOR SALE

# YELLOWHEAD BUILDING



DRONE  
VIDEO ↗

± 12,950 SF on 1.00 Acre

9590 125A Avenue, Edmonton, AB

**FREESTANDING BUILDING WITH  
OUTSTANDING VISIBILITY**

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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# PROPERTY HIGHLIGHTS

- Visibility to over 50,000 vehicles per day along Yellowhead Trail and 97th Street
- General Commercial zoning allows for a wide array of approved uses
  - Wide open layout includes showroom, offices, and shop area
  - Shop equipment can be purchased with the building
  - Multiple access points into the site
- Exclusive gated, fenced and graveled





# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
9590 125A Avenue

**ZONING**  
CG - General Commercial

**NEIGHBOURHOOD**  
Yellowhead Corridor East

**SITE SIZE**  
1.00 Acre

**YEAR BUILT**  
1990

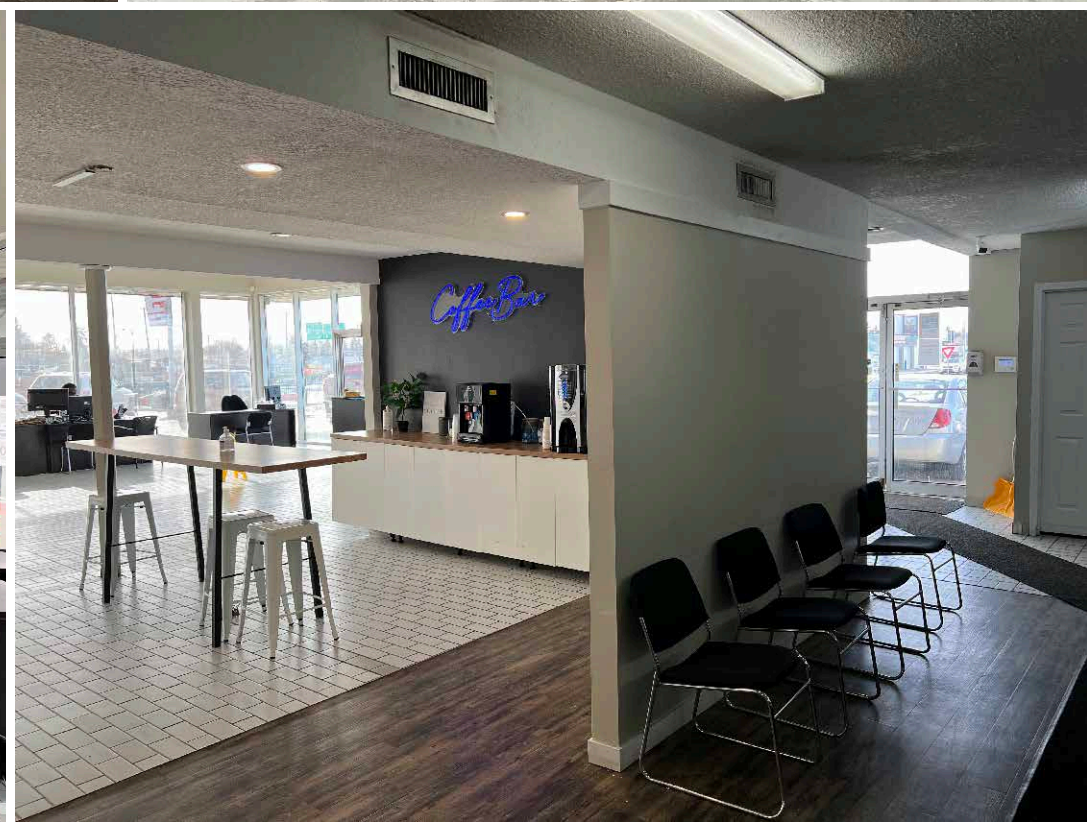
**BUILDING SIZE**  
12,950 SF

**LOADING**  
(2) Grade

**SHOP DRAINAGE**  
Trench Drain

**PROPERTY TAXES**  
\$48,004 (2024)

**SALE PRICE**  
\$2,800,000







# IDEAL USERS



**AUTOMOTIVE & RECREATIONAL VEHICLE SALES**



**HEALTH SERVICES**



**VEHICLE & AUTOMOTIVE REPAIR SERVICE**



**RETAIL STORES**



**EQUIPMENT & VEHICLE RENTALS**



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