

FOR SALE

# YELLOWHEAD BUILDING



#### ± 12,950 SF on 1.00 Acre

9590 125A Avenue, Edmonton, AB

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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THE NAMES

#### FREESTANDING BUILDING WITH OUTSTANDING VISIBILITY

#### PROPERTY HIGHLIGHTS

97 STREET

- 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

VELLOWHEAD

TRAIL

- Multiple access points into the site
- Exclusive gated, fenced and graveled

## PROPERTY DETAILS

Innt

9

11

444.

MUNICIPAL ADDRESS 9590 125A Avenue

ZONING CG - General Commercial

NEIGHBOURHOOD Yellowhead Corridor East

SITE SIZE

Witten

YEAR BUILT 1990

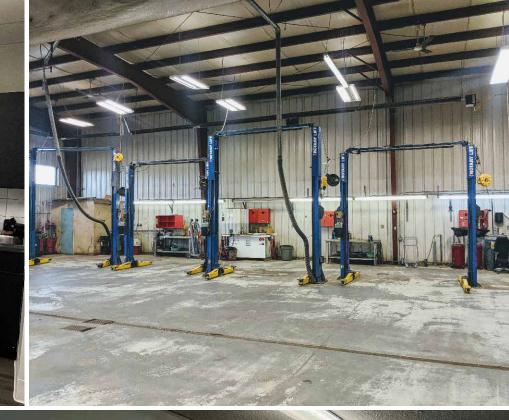
BUILDING SIZE 12,950 SF

LOADING (2) Grade

SHOP DRAINAGE Trench Drain

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

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







### **IDEAL USERS**



**AUTOMOTIVE &** RECREATIONAL **VEHICLE SALES** 



**SERVICES** 



**VEHICLE & AUTOMOTIVE REPAIR SERVICE** 



**RETAIL STORES** 





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