

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
cwedm.com

Zeshan Qureshi CPA, CA
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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

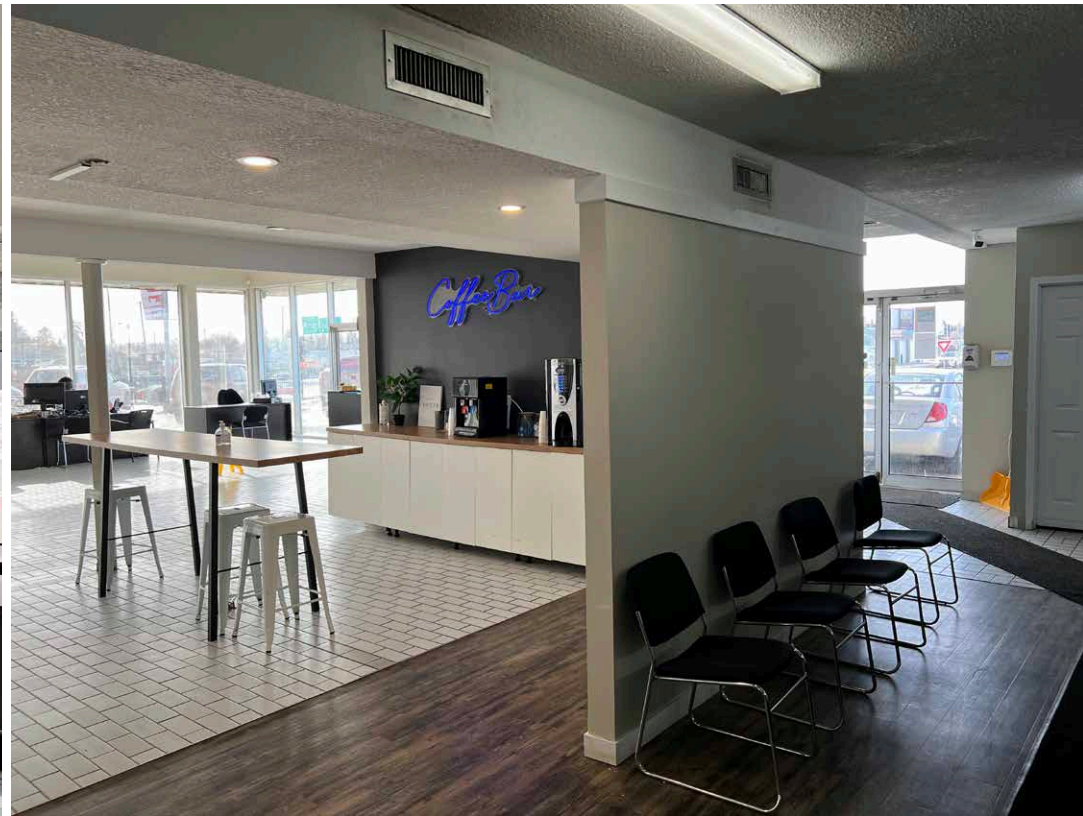
BUILDING SIZE
12,950 SF

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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