

FULLY BUILT OUT **COMMERCIAL KITCHEN** 

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# FOR SALE

## 6,889 SF FOOD PRODUCTION **BUILDING**

#### 10552 - 114 STREET NW, **EDMONTON, AB**

RODUCTS INC

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**CUSHMAN & WAKEFIELD** 

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## **PRICE REDUCED**

COLLECTIVE

EST. 2019

#### **PROPERTY HIGHLIGHTS**

Discover an exceptional investment opportunity with this single-user commercial/ light industrial property. The property features a fully built-out and certified commercial kitchen located in the vibrant Queen Mary Park are in Central Edmonton.

This well-maintained building is comprised of a 6,889 SF on a 0.17-acre lot, providing ample space for various commercial uses. The building has a sizable mezzanine with an open concept office, basement storage, as well as space for a retail storefront. The current interior buildout allows the new owner to take immediate advantage of significant prior investment, streamlining setup for foodrelated businesses. The building has been extensively retrofitted to include a production facility suitable for multiple commercial food products such as but without limitation: dumplings, baked goods and gelato.

The Commissary area is complete with multiple commercial grade walk in coolers and freezers, air makeup, loading and storage. Additional benefits include the central location, making it highly attractive from a distribution perspective to a wide range of potential users. The property remains in good condition and has been maintained to meet commercial production standards. This versatile property represents an investment with the potential for steady returns, or an owner user acquisition, in a sought-after commercial district.



#### PROPERTY DETAILS



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**PRICE REDUCED:** \$1,375,000.00

**PROPERTY TAXES: \$11,991.08** (2024)



10552-114 Street NW Edmonton, AB

**LEGAL DESCRIPTION:** Í Lot 205, Block 14, Plan B4

**BUILDING AREA:** 6,889 SF







**NEIGHBOURHOOD:** Queen Mary Park



PARKING:

Paved rear loading/parking area and street front public parking





#### PROPERTY PHOTOS







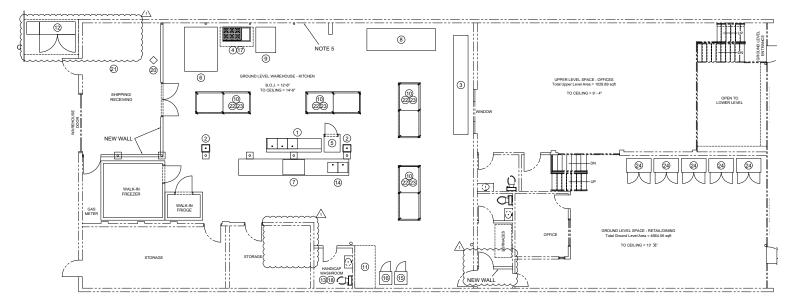




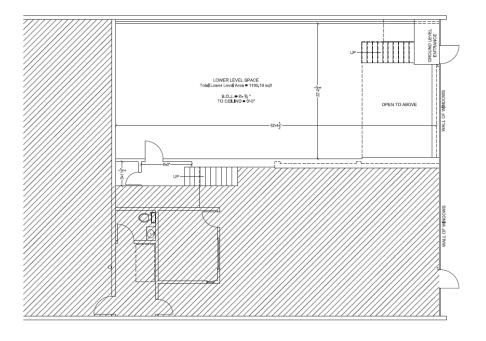


### SITE PLAN

#### MAIN FLOOR



BASEMENT





## PERMITTED USES

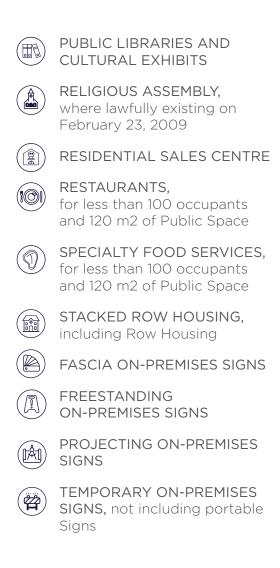


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- APARTMENT HOUSING
- BOARDING AND LODGING HOUSES, FOR SENIORS HOUSING ONLY
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