

FOR SALE

18,800 SF ON 1.09 ACRES

14525 115 AVENUE, EDMONTON, AB

REDUCED PRICE

PRICE FURTHER REDUCED

BUILDING CAN BE AVAILABLE IN 30 DAYS

SALE PRICE

~~\$2,875,000~~

\$2,675,000

CAN BE REMOVED

CAN BE DEMO'D

Chris Sieben
Partner Emeritus
780 720 0227
chris.sieben@cwedm.com

Doug Rae
Partner
780 429 9397
doug.rae@cwedm.com

The OPPORTUNITY

Situated in Huff Bremner Estate Industrial area, a prominent industrial hub, offering easy access to major arterials such as Yellowhead Trail, 170 Street NW, and Anthony Henday.

Property allows for an open concept layout suitable for a range of uses, including its current use of manufacturing.

Graveled with concrete apron surface yard with a singular access point.



PROPERTY DETAILS

MUNICIPAL ADDRESS

14525 115 Avenue,
Edmonton, AB

LEGAL DESCRIPTION

Plan 4025KS, Block 4,
Lot 7A

YEAR BUILT

1971 & 2004

MARKET

Huff Bremner Estate
Industrial

POWER

3 Phase, 400A, 277/480V

LOADING DOORS

Grade

CLEAR HEIGHT

20-24'

ZONING

IM - Medium Industrial

BUILDING SIZE

Building 1: 4,200 SF
Building 2: 14,600 SF

SITE SIZE

1.09 Acres

SITE COVERAGE RATIO

40%

QUONSET SIZE

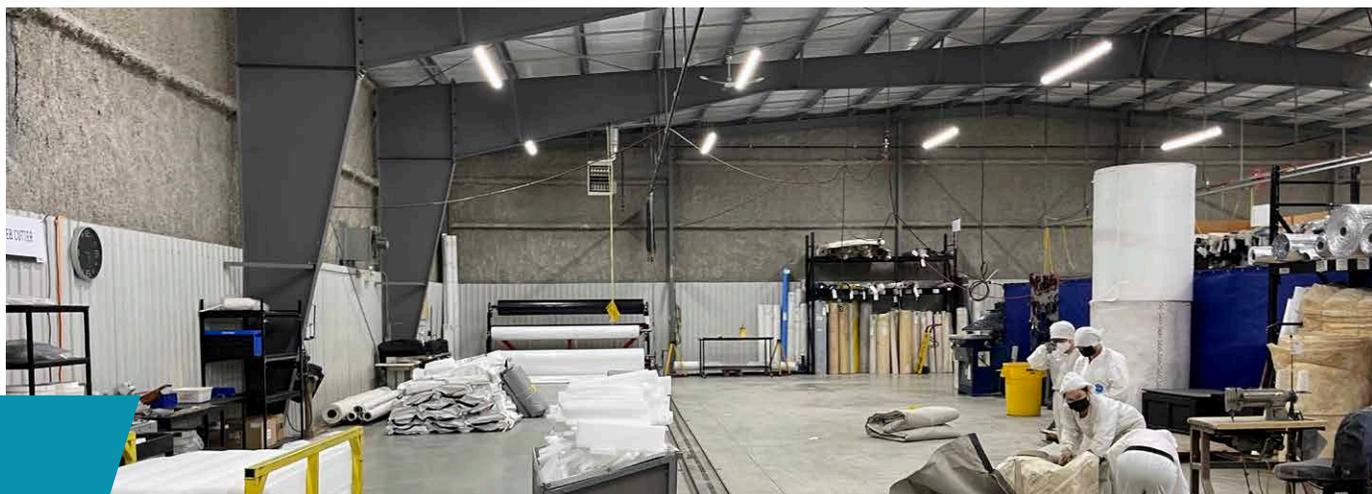
6,400 SF
160' x 40'

FINANCIAL INFORMATION

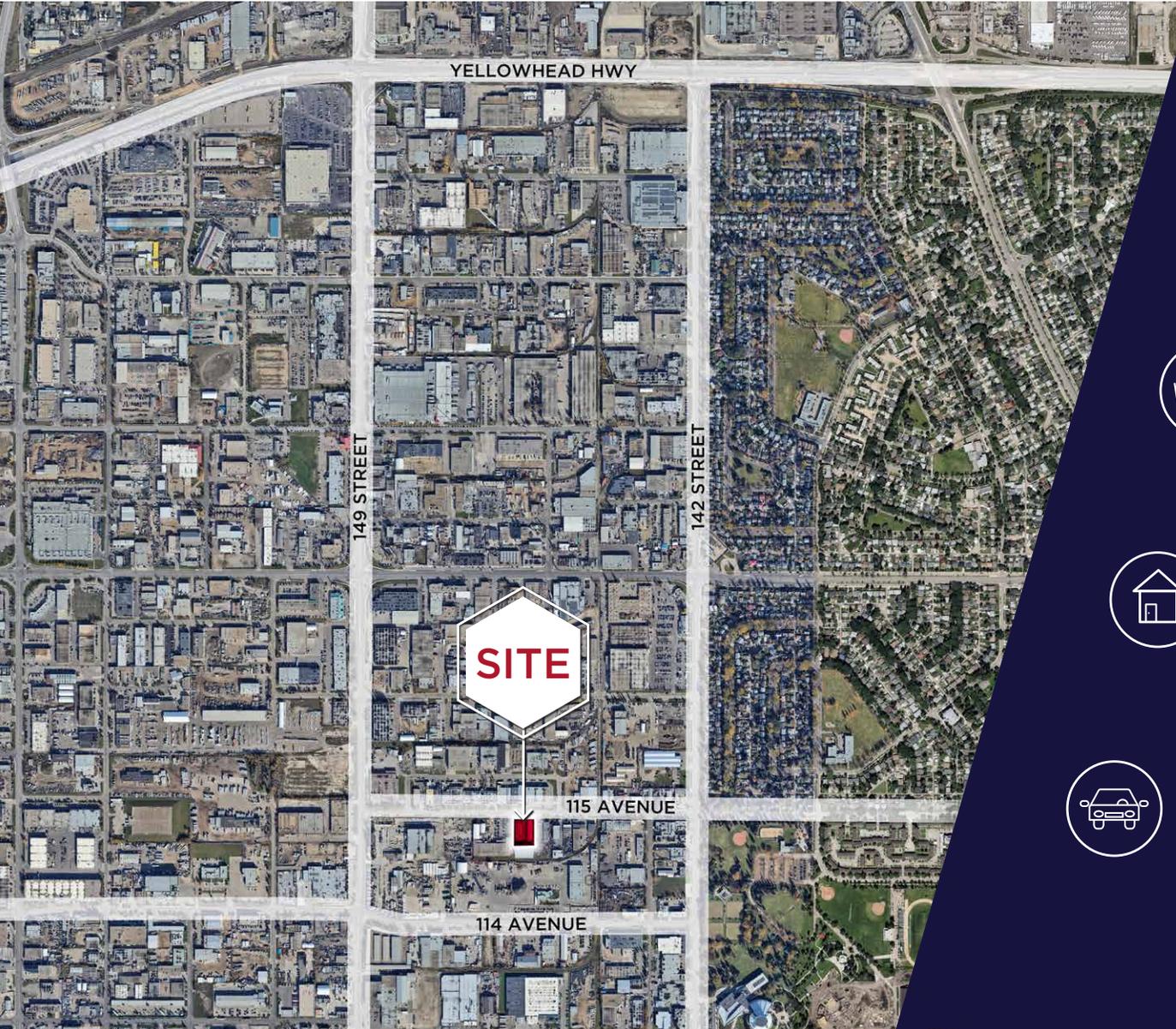
PROPERTY TAXES

\$73,249.84 (2024)

Property PHOTOS



The LOCATION



DEMOGRAPHICS



Population

1KM	3KM	5KM
2,921	47,889	131,269



Average Income

1KM	3KM	5KM
\$101,167	\$117,329	\$109,173



Household

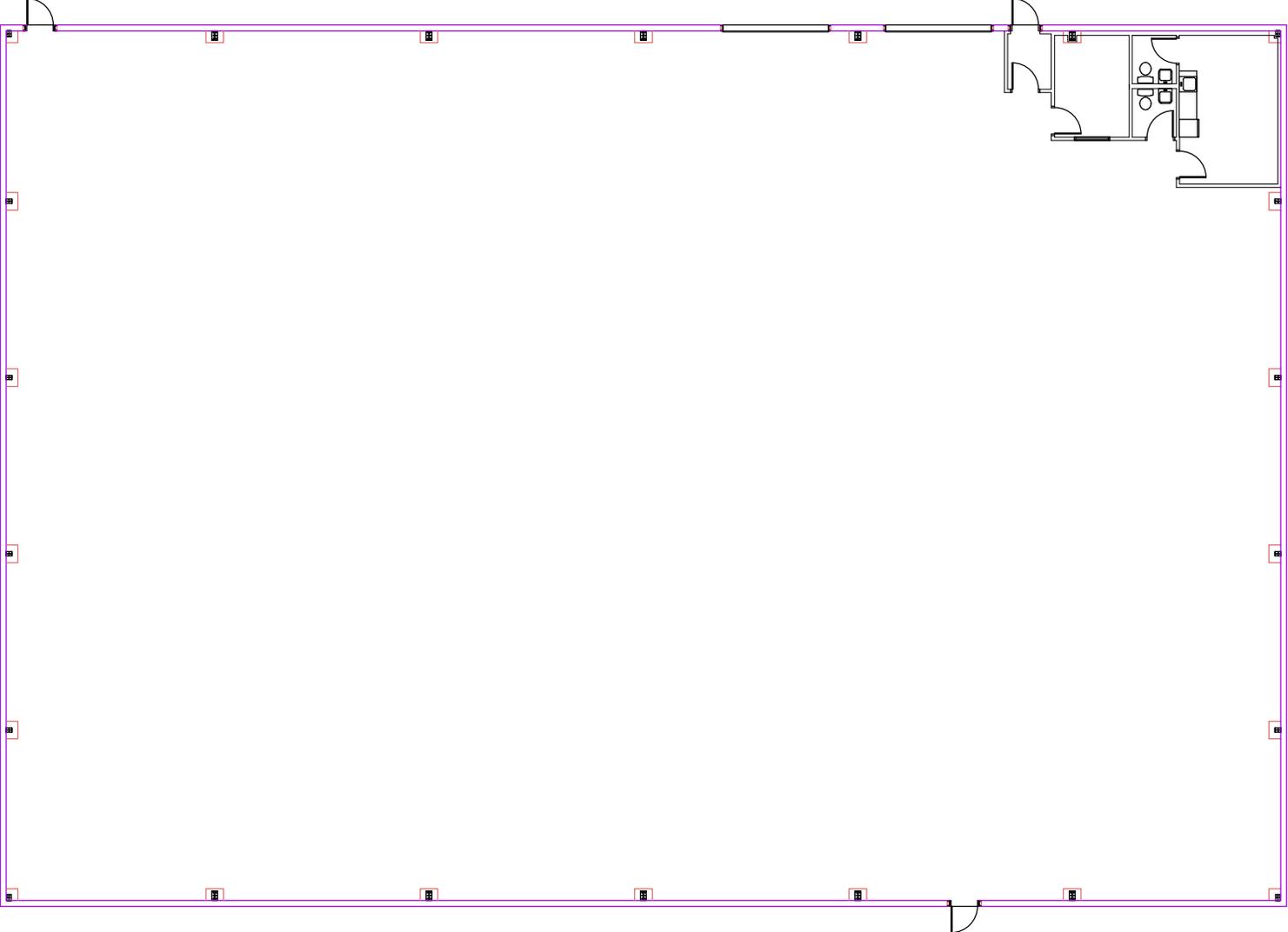
1KM	3KM	5KM
1,161	20,069	58,811

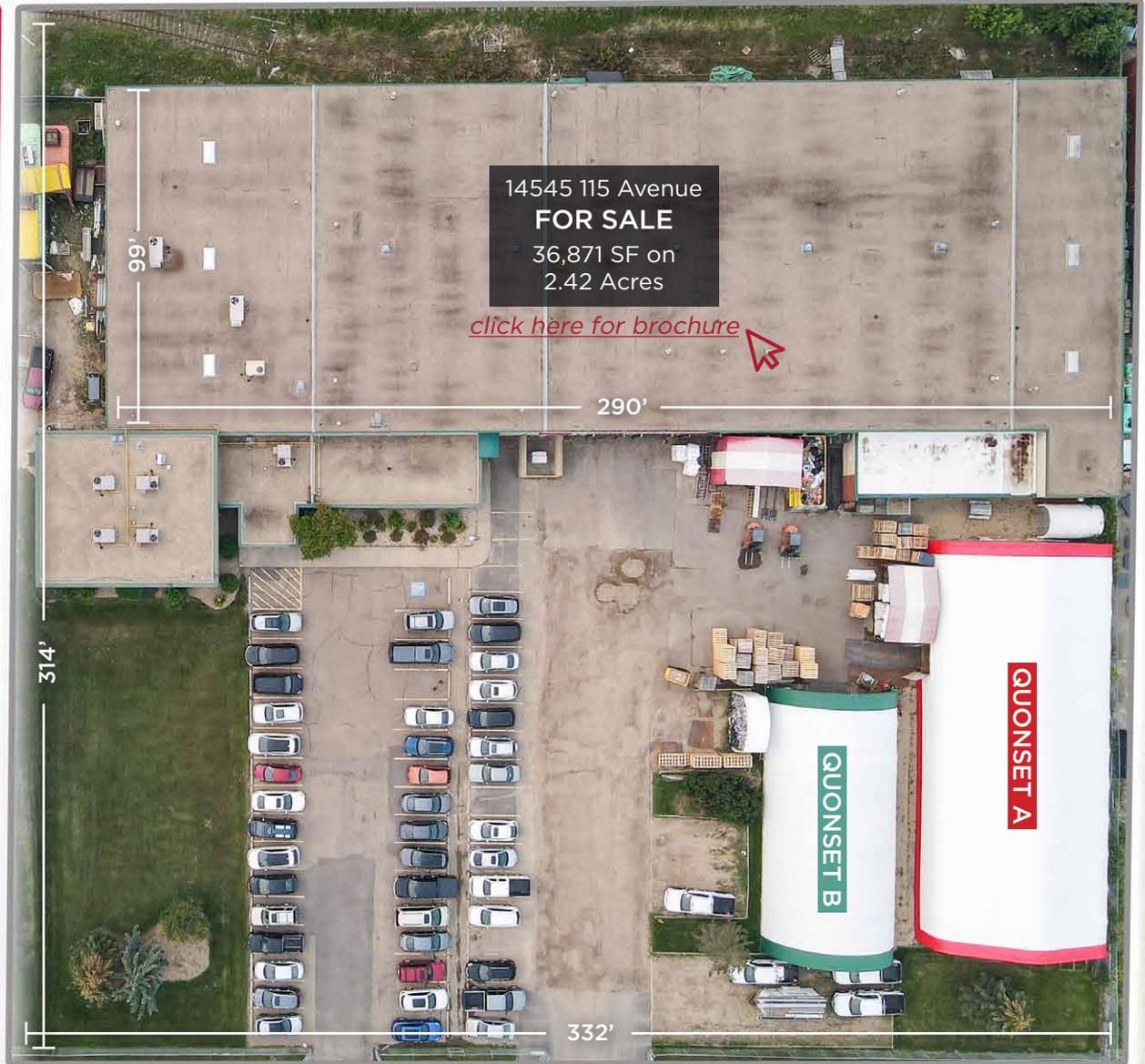


Vehicles per Day

14,100 on 142 Street in 2022
27,600 on 111 Avenue in 2022
22,100 on 149 Street in 2022

Floor Plan





14545 115 Avenue
FOR SALE
 36,871 SF on
 2.42 Acres

[click here for brochure](#) 

*Property measurements not exact, for information purposes only



Chris Sieben
 Partner Emeritus
 780 720 0227
 chris.sieben@cwedm.com

Doug Rae
 Partner
 780 429 9397
 doug.rae@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. September, 2025.