

FOR SALE

FREESTANDING DISTRIBUTION BUILDING ON 5.11 ACRES

9715 56 Avenue NW, Edmonton, AB

40,020 SF ON 5.11 ACRES



PRICE: \$3,300,000.00



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THE OPPORTUNITY

- Rare SE Edmonton Distribution Facility & Yard
- Fully Fenced and Secured Yard
- Dock & Grade Loading

SITE

99 STREET

51 AVENUE

97 STREET

56 AVENUE



PROPERTY DETAILS

MUNICIPAL ADDRESS

9715 56 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION

Lot 10A, Block 10, Plan 1331TR

ZONING

IM/IH

NEIGHBOURHOOD

Coronet Industrial

BUILDING SIZE

Main Floor Office	3,192 SF
Warehouse	24,491 SF
Total Main Floor	27,683 SF
Mezzanine	1,137 SF

Total Area	28,820 SF
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11,200 SF Ancillary Shop

BUILT

1967; expanded and renovated thereafter

DESCRIPTION

Freestanding Warehouse & Office
Industrial Facility

LAND SIZE

5.11 Acres

POWER

400 Amp, 480 volt - TBC by tenant

HEATING

OH Heating Units & Radiant Tube

CONSTRUCTION

Concrete Block & Metal Panel

DOCK LOADING

Dock & Grade

CLEAR HEIGHT

16' to 22'

AVAILABILITY

Immediately



PRICE

\$3,300,000.00

PROPERTY ASSESSMENT

\$4,941,000
(City of Edmonton, 2025)

PROPERTY TAXES

\$132,569.99
(City of Edmonton, 2025)



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