

FOR SALE

FREESTANDING DOCK & GRADE BUILDING ON 5.53 ACRES

14840 134 Avenue NW, Edmonton, AB
34,995 SF ON 5.53 ACRES



PRICE: \$6,300,000.00

OWNER USER INVESTMENT OPPORTUNITY



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Patrick Livingston
Associate Partner
780 655 7167
patrick.livingston@cwedm.com

Jack Norris
Associate
587 635 1897
jack.norris@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. April 1, 2025



THE OPPORTUNITY

- Rare NW distribution maintenance facility
- Fully fenced and secured yard
- Dock & grade loading
- Adjacent to CN Rail with potential to reactivate former rail spur
- 15,857 SF Leased Until 2027
- 2,800 SF Food Grade Cooler Space

PROPERTY DETAILS

MUNICIPAL ADDRESS	14840 134 Avenue NW Edmonton, AB
LEGAL DESCRIPTION	Plan 0321923, Lot 7, Block 14
ZONING	IM - Industrial Medium
NEIGHBOURHOOD	Bonaventure Industrial
BUILDING SIZE	32,313 SF Main Floor Area 2,682 SF Developed Office 454 SF Storage Mezz 35,449 SF Total Area
BUILT	1976; renovated and expanded thereafter
PROPERTY TAX ASSESSMENT 2025	\$143,977.73
SIZE	5.53 Acres
POWER	1,200 Amp, 120.208V, 3 Phase Service (TBC)
HEATING	OH Heating Units & Radiant Tube
CONSTRUCTION	Concrete Block
LOADING	(12) 12' x 14' OH Grade; (7) Dock w/ Levellers
CLEAR HEIGHT	15' to 20' under deck
LIGHTING	Metal Halide



ASKING PRICE:
\$6,300,000
(\$182.00 PER SF)

35,449 SF Total Area

