

FOR SALE FREESTANDING SHOP AND YARD ON 1.32 ACRES

10735 214 Street NW, Edmonton, AB
6,750 SF ON 1.32 ACRES



ASKING PRICE: \$1,650,000

CUSHMAN & WAKEFIELD
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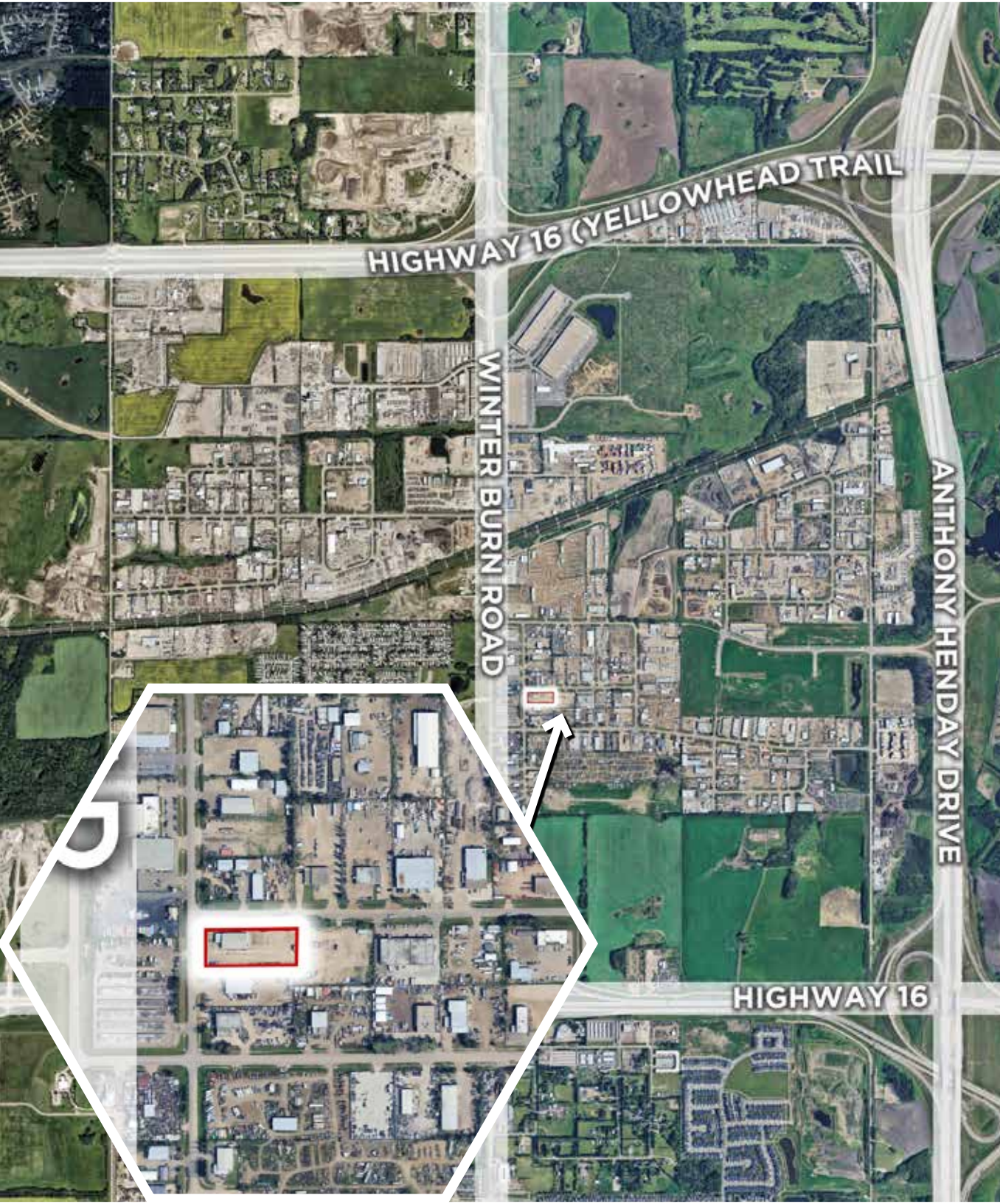
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THE OPPORTUNITY

- Strategically situated in Winterburn Industrial East, offering excellent access to major arterial roadways including Anthony Henday, Yellowhead Trail, HWY 16 & 16A, Whitemud Drive
- Freestanding Building on ±1.32 Acres
- Fully fenced yard, heavily improved to accommodate heavy machinery, trucks and storage
- Previous silo equipment now removed



PROPERTY DETAILS

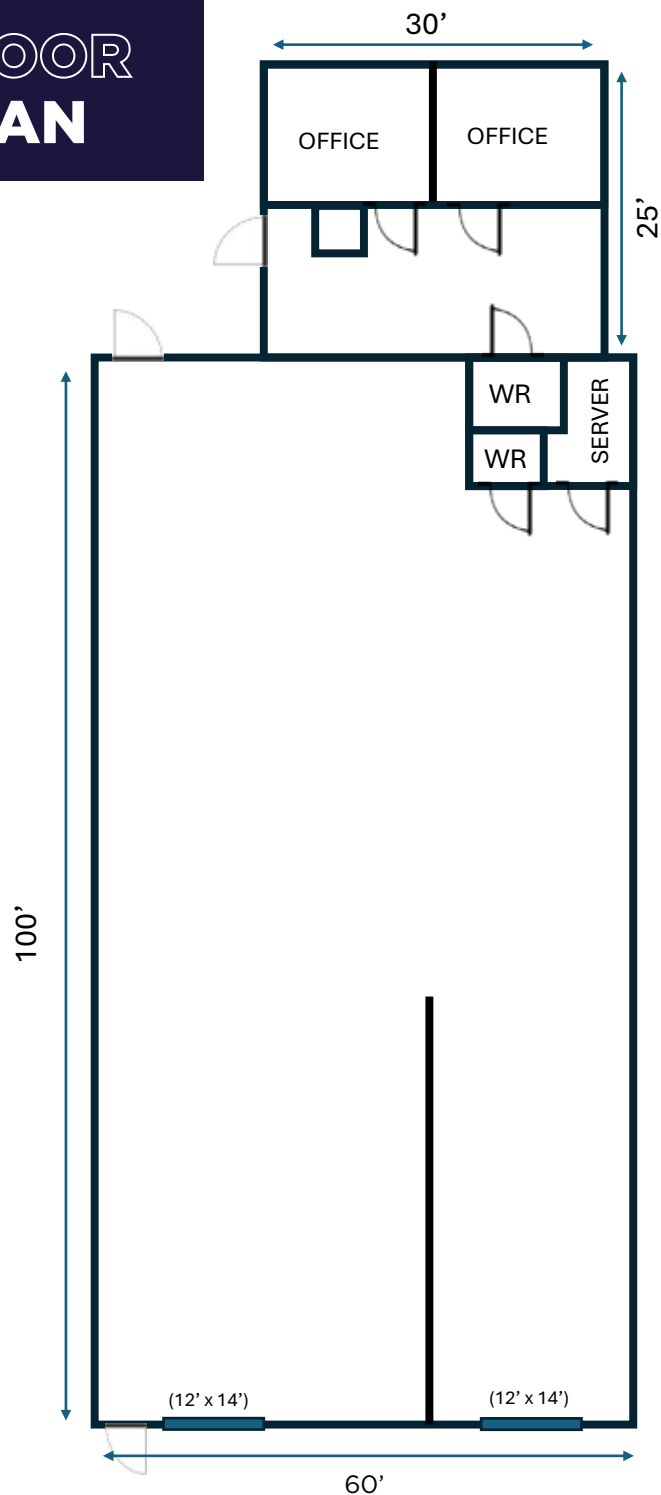
MUNICIPAL ADDRESS	10735 214 Street NW Edmonton, AB
ZONING	IM - Industrial Medium
NEIGHBOURHOOD	Winterburn Industrial East
BUILDING SIZE	750 SF Office 6,000 SF Warehouse 6,750 SF Total Area
BUILT	1981
PROPERTY TAX	\$58,718.77 (2025 Estimated)
SIZE	1.32 Acres
POWER	To be Verified by Purchaser
HEATING	OH Heating Units & Radiant Tube
CONSTRUCTION	Metal Frame
LOADING	(2) 12' x 14' OH Grade
CLEAR HEIGHT	16' Clear
LIGHTING	Metal Halide



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FLOOR PLAN



750 SF Office
6,000 SF Warehouse
6,750 SF Total Area



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****Measurements are not to scale and must be verified by a professional for accuracy****

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