

FOR SALE FREESTANDING SHOP AND YARD ON 3.11 ACRES

10735 214 Street NW, Edmonton, AB
6,750 SF ON 3.11 ACRES



PRICE REDUCTION: ~~\$3,150,000~~ \$2,650,000

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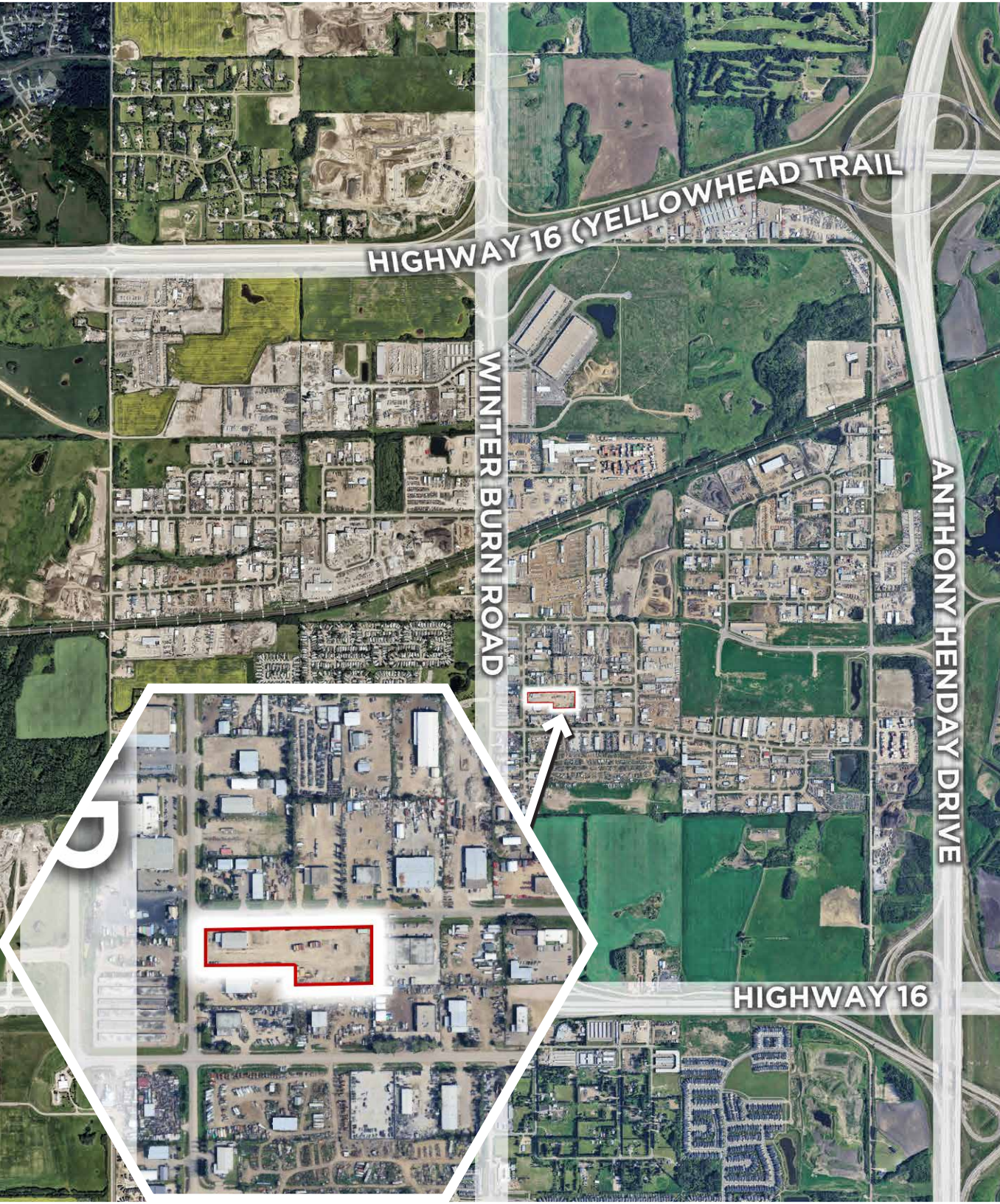
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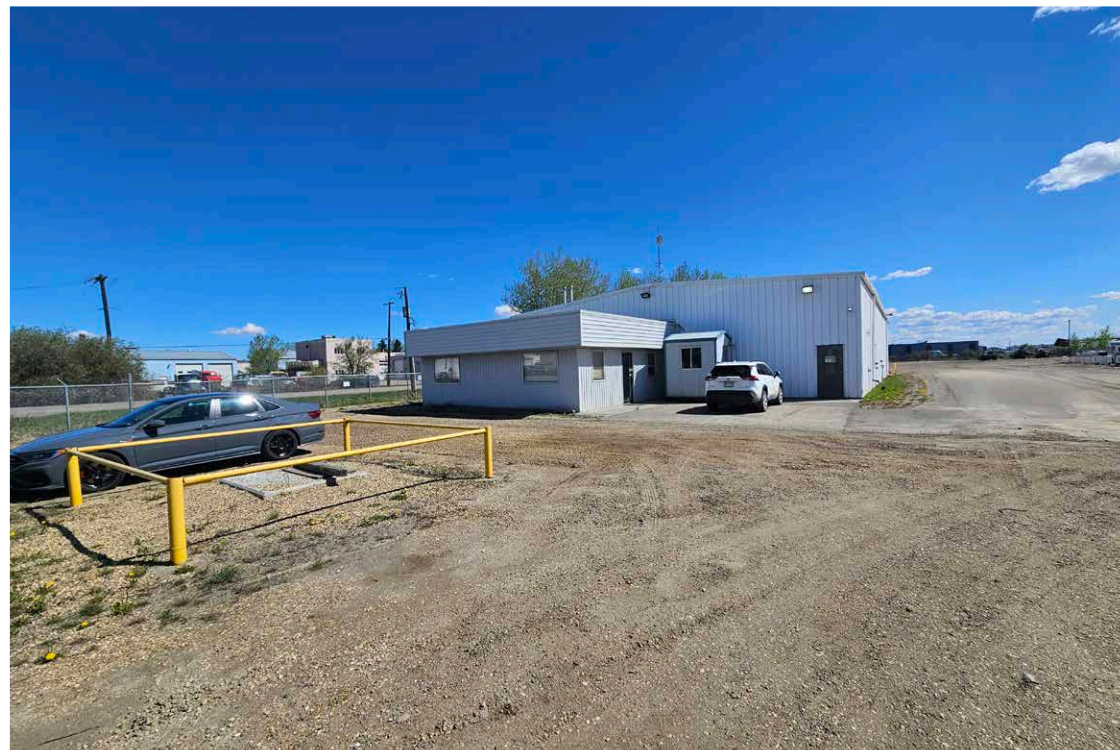
THE OPPORTUNITY

- Strategically situated in Winterburn Industrial East, offering excellent access to major arterial roadways including Anthony Henday, Yellowhead Trail, HWY 16 & 16A, Whitemud Drive
- Large 3.11 Acre yard, heavily improved to accommodate heavy machinery, trucks and storage
- Recently renovated building interior
- Property can be delivered with or without equipment

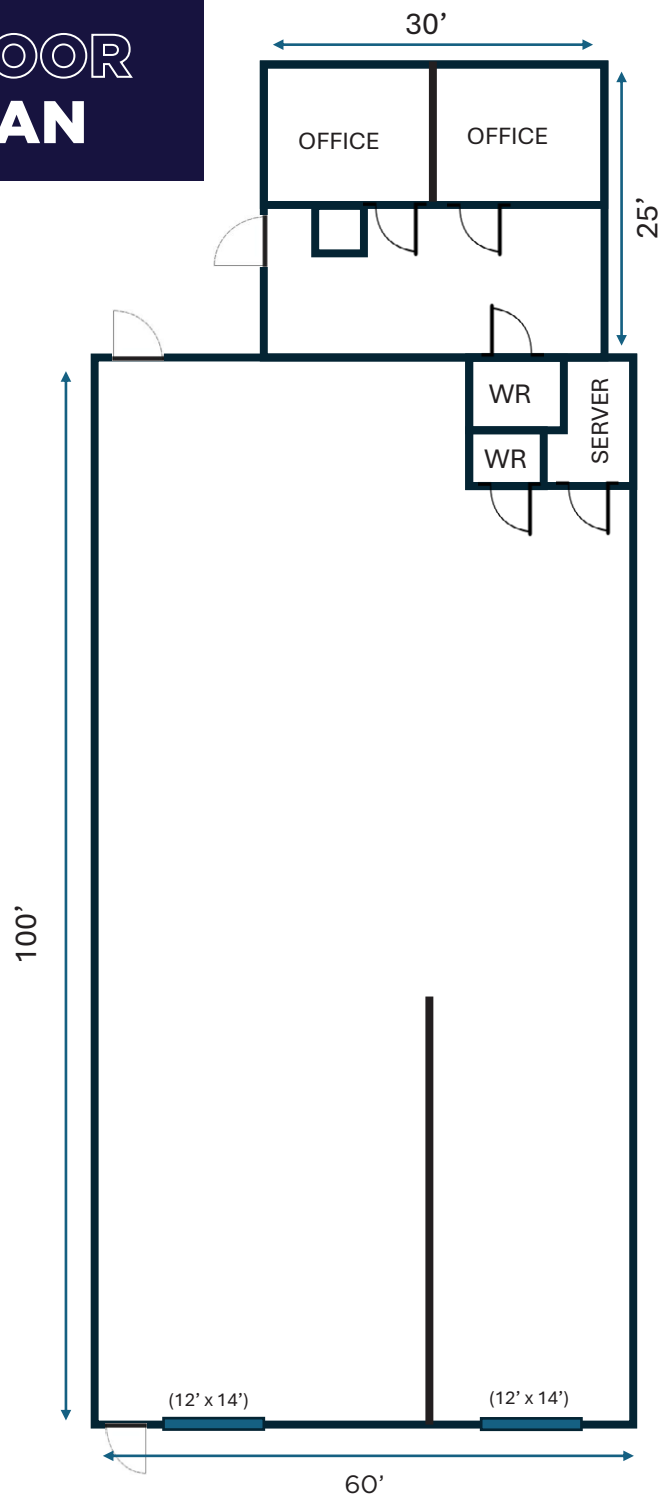


PROPERTY DETAILS

MUNICIPAL ADDRESS	10735 214 Street NW Edmonton, AB
LEGAL DESCRIPTION	Plan 7621294 Lot 1, Block 4 & Plan 7621294, Lot 11, Block: 4
ZONING	IM - Industrial Medium
NEIGHBOURHOOD	Winterburn Industrial East
BUILDING SIZE	750 SF Office 6,000 SF Warehouse <u>6,750 SF Total Area</u>
BUILT	1981
PROPERTY TAX	\$58,718.77 (2025 Estimated)
SIZE	3.11 Acres
POWER	400 Amp 600 Volt, 3 Phase - To be confirmed 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



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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