

# FOR SALE

# PERMACORP BUILDING

14646 112 Avenue NW, Edmonton, AB



**110,141 SQUARE FEET**

**LIST PRICE: \$8,250,000.00**

**4.12 ACRES**



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# PROPERTY DETAILS

**SITE SIZE:** 4.12 acres

**SITE COVERAGE  
RATIO:** 61%

**ZONING:** IM - Medium Industrial

**BUILDING SIZE:** **Shop:** 101,039 SF  
**Office:** 9,102 SF  
**Total:** 110,141 SF

**CONSTRUCTION:** Concrete block and metal frame building with painted concrete block, metal clad, building exterior. Entire building has a new roof.

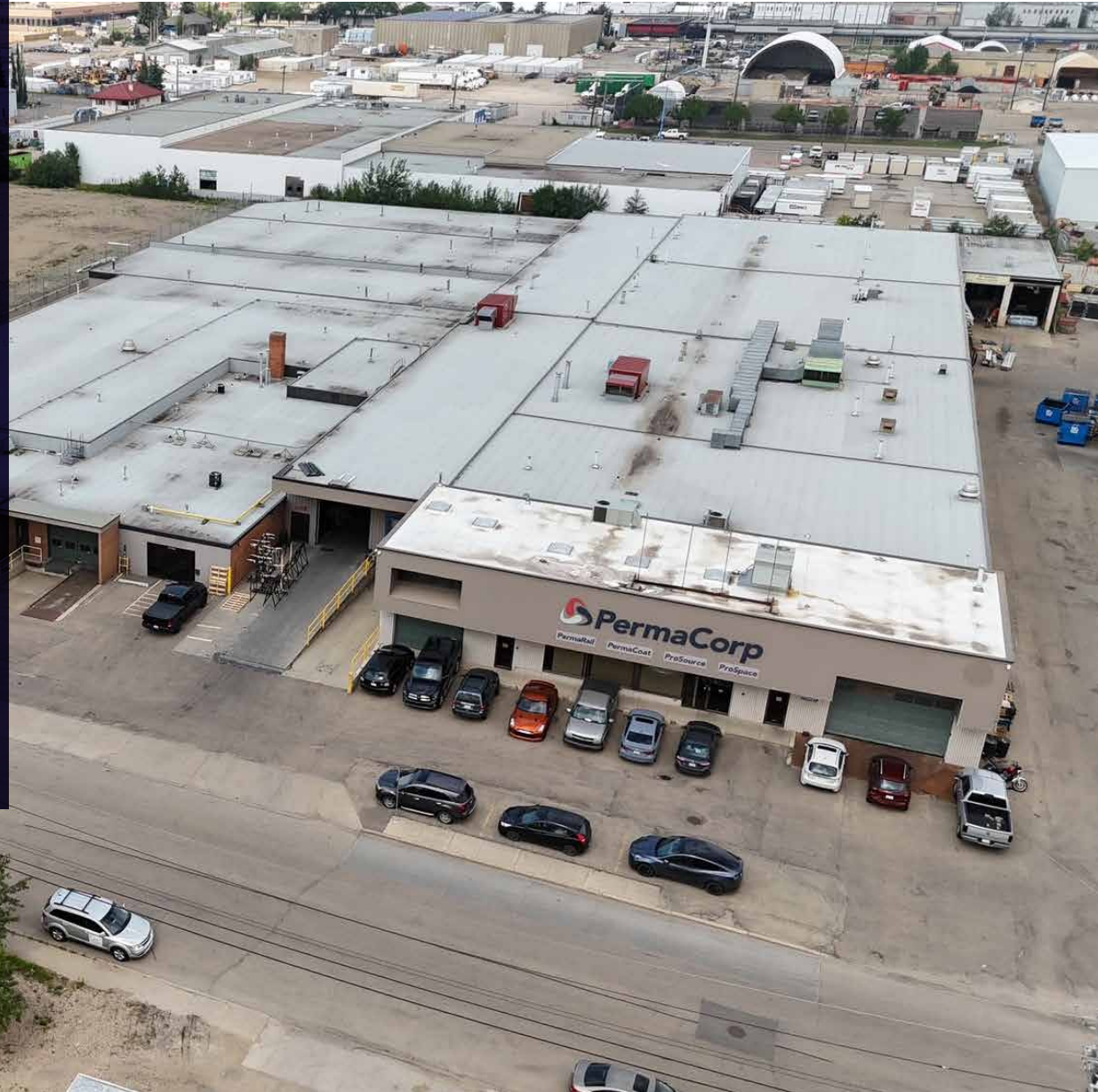
**HEATING:** Heating and cooling provided by rooftop HVAC units, forced air furnaces in the shop.

**LOADING  
DOORS:** **South:** 1 - 8' grade/dock bi-fold  
1 - 8' x 8' dock  
3 - 12' x 14' grade  
2 - 12' x 10' grade  
1 - 14' x 14' grade  
**East:** 8 - 10' x 12' grade  
**West:** 2 - 10' x 10'  
**North:** 1 - 10' x 10'

**CURRENT  
INCOME:** \$838,326.00 per annum

**LIST PRICE:** **\$8,250,000.00**

# OVERVIEW





# PROPERTY PHOTOS



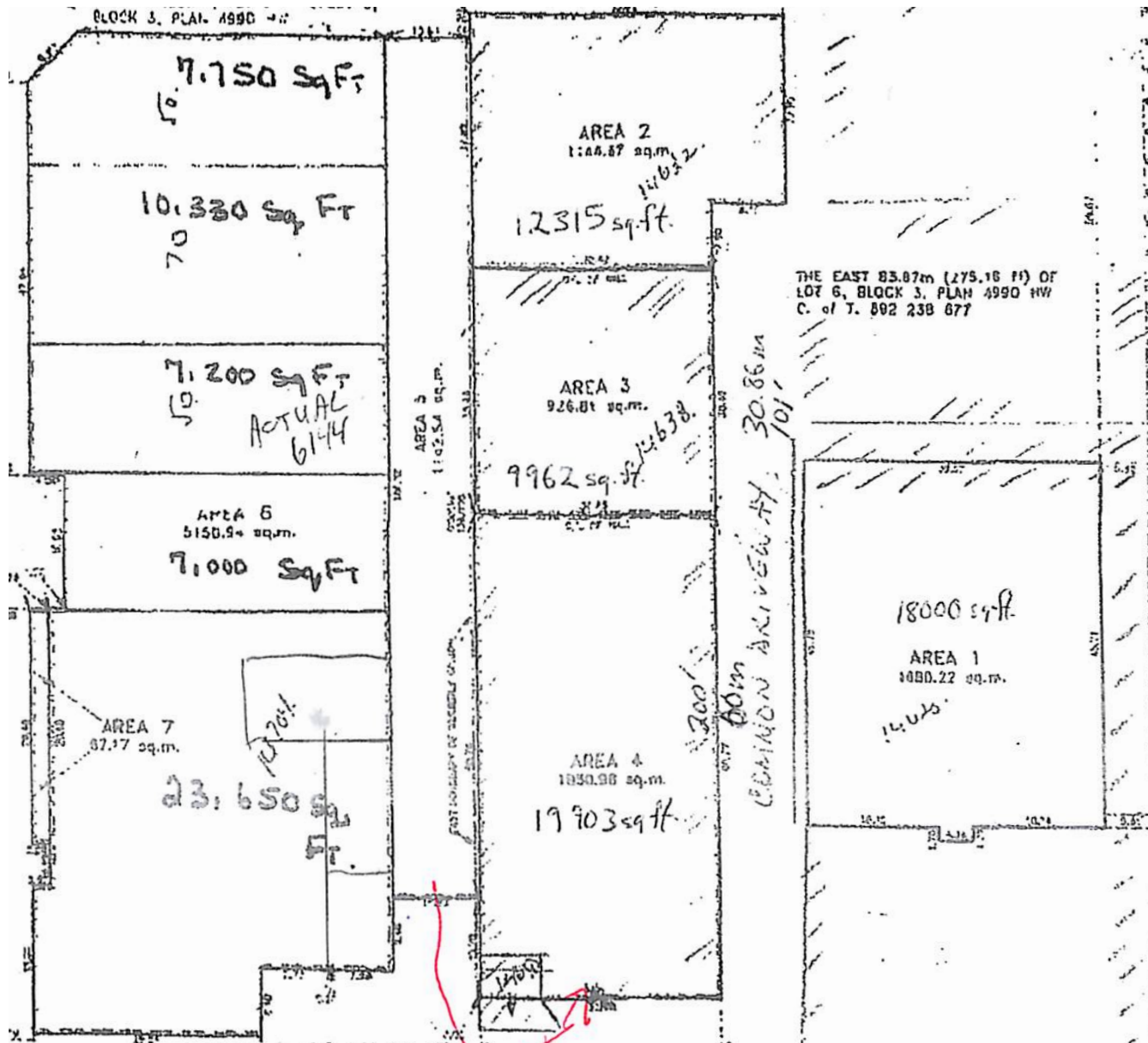


# AERIAL VIEW





# SITE PLAN



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