

FOR SALE

WINTERBURN FREESTANDING BUILDING

21919 115 Avenue, Edmonton, AB



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

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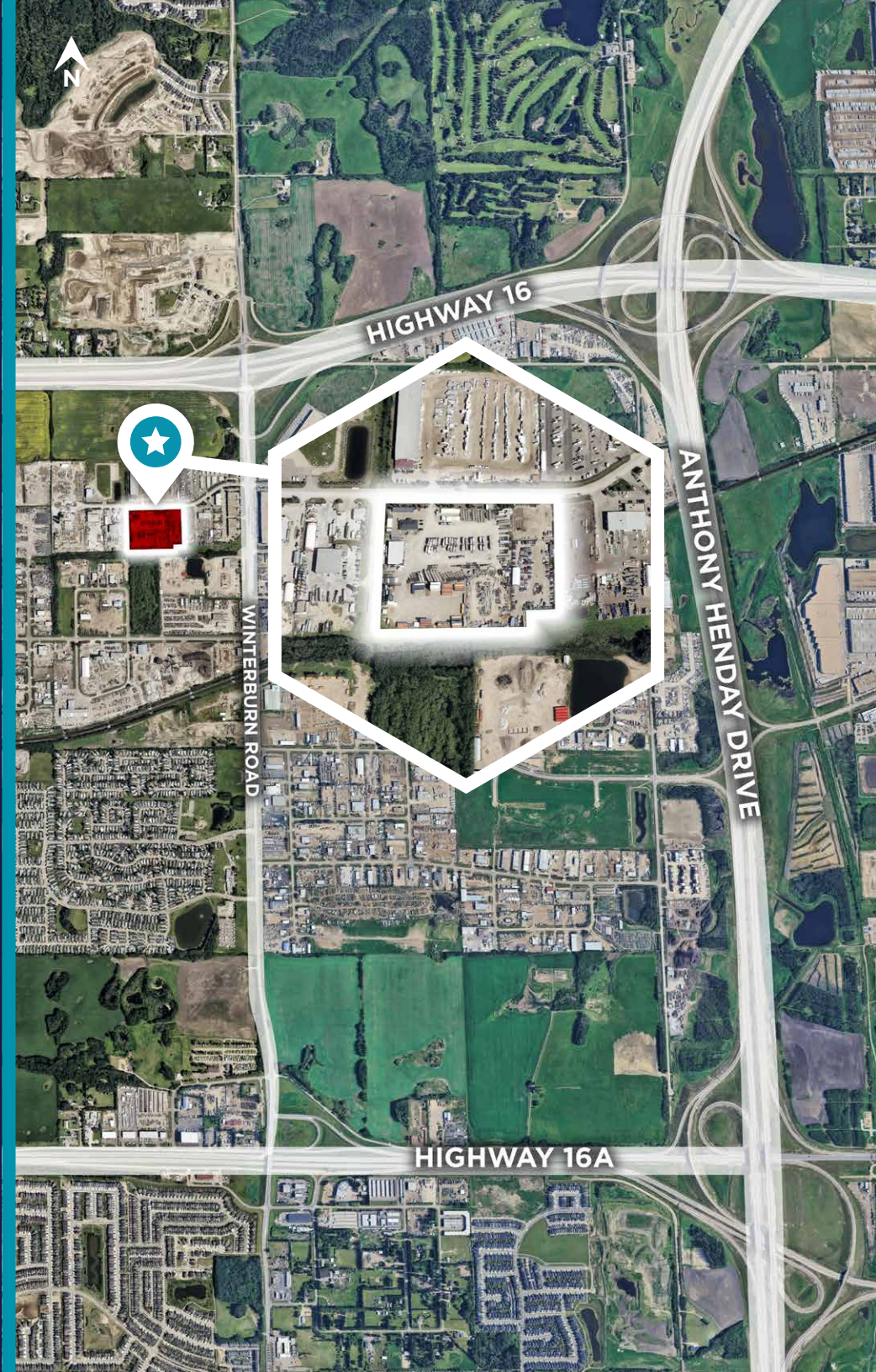
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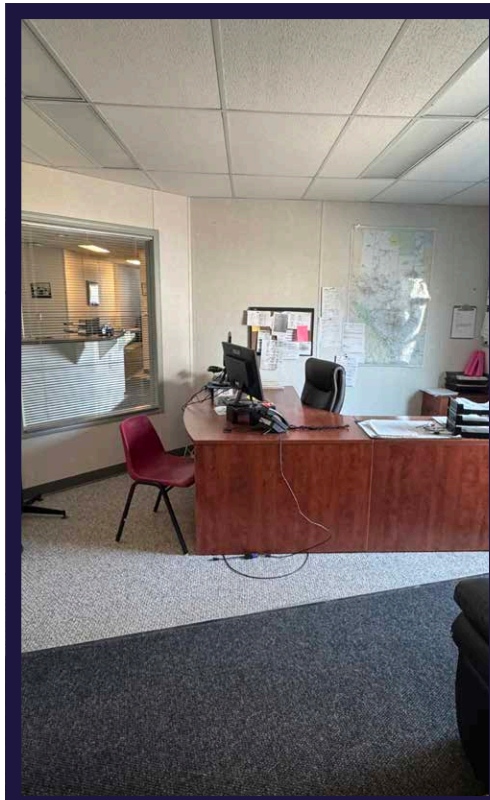
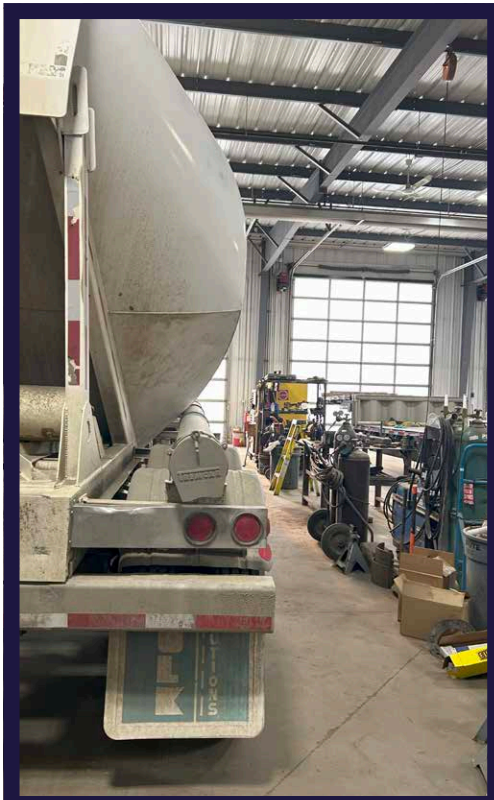
PROPERTY HIGHLIGHTS

- Heavy compacted site
- 8,240 SF Office/Warehouse on 7.13 Acres
- 2 Acres leased to existing tenant
- Easy access to Winterburn Road, Yellowhead trail and Anthony Henday Drive
- Ability to sub-divide off East 2.46 Acres



PROPERTY DETAILS

MUNICIPAL ADDRESS	21919 115 AVENUE, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 1121539, BLOCK 2, LOT 1A
ZONING	IM-MEDIUM INDUSTRIAL
MARKET	WINTERBURN INDUSTRIAL AREA
BUILDING SIZE	8,240 SF
BUILDING AGE	2008/2018
PROPERTY TAXES	\$90,371.48 (2024)
LAND SIZE	7.13 ACRES
LOADING DOORS	(3) 14' X 16' GRADE LOADING
PARKING	SURFACE
SALE PRICE	\$5,600,000.00



POTENTIAL SUB-DIVISION



KEEP IN TOUCH



115 AVENUE

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