

FOR SALE/LEASE

66 AVENUE FACILITY

1911 66 AVENUE NW, EDMONTON, AB

PROPERTY HIGHLIGHTS:

- 62,995 SF on 4.00 Acres
- Dock and grade loading
- Multiple cranes
- Corner lot centrally located in Southeast Edmonton with excellent access to 17 Street, Whitemud Drive, Sherwood Park Freeway and Anthony Henday Drive
- Abundant vehicle parking and fenced rear yard with two quonsets



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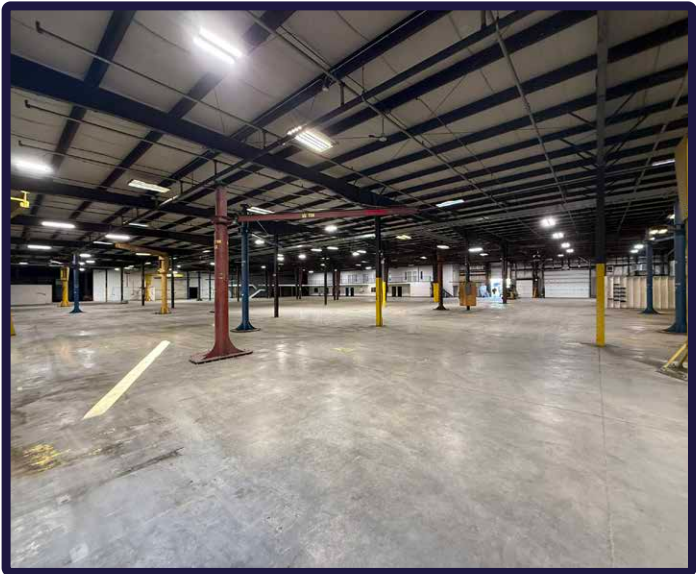
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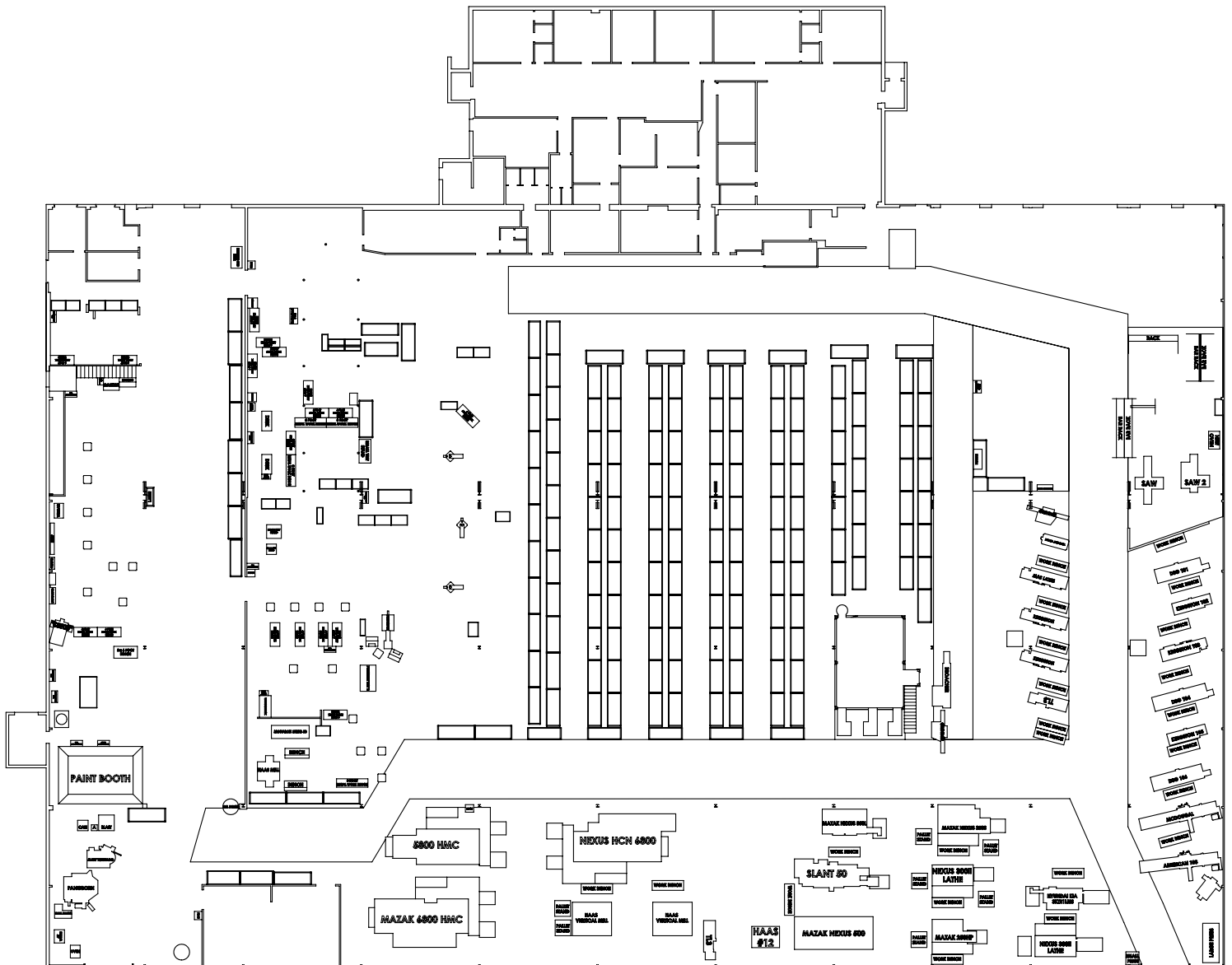
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PROPERTY DETAILS

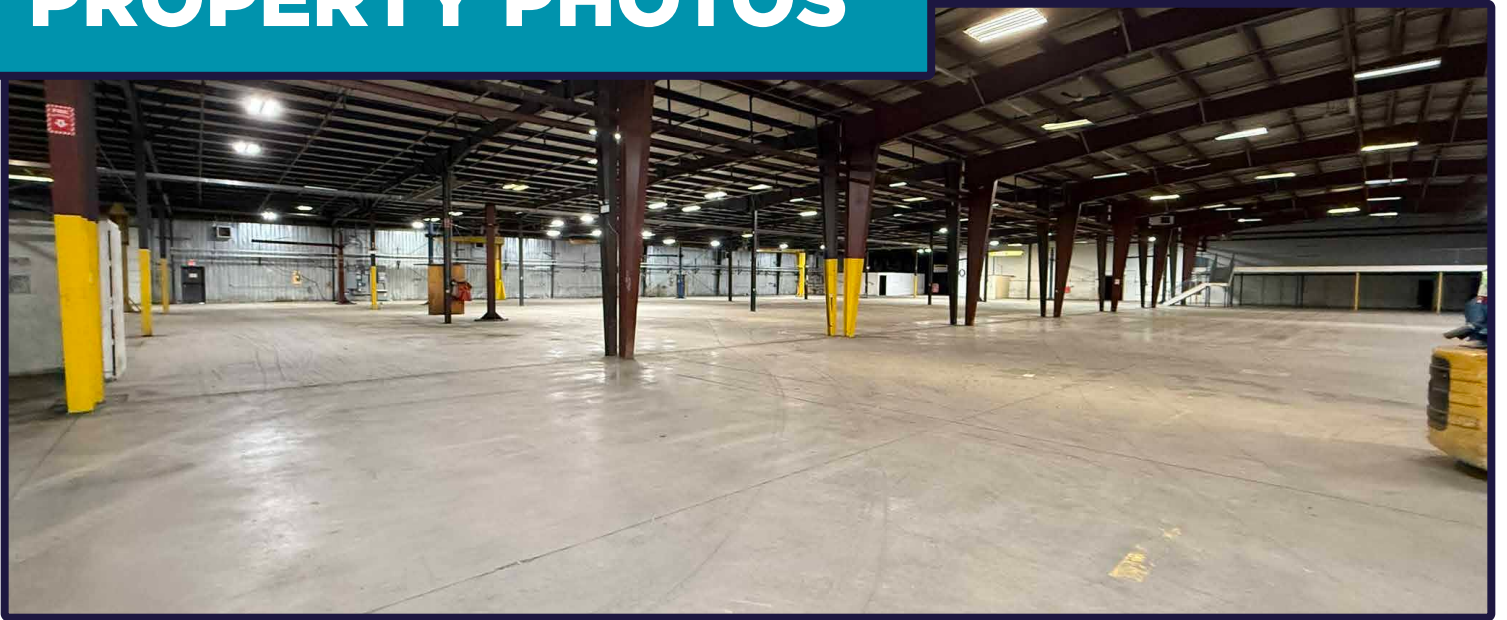
MUNICIPAL ADDRESS:	1911 66 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION:	Plan 0421944, Block 4, Lot 26
YEAR BUILT:	1981
TOTAL AREA:	Warehouse: ±57,787 SF Office: ±5,208 SF Main Floor: ±62,995 SF Warehouse Office Mezzanine: 1,710 SF Warehouse Mezzanine: 2,072 SF Warehouse Rec. Mezzanine: 942 SF
QUONSETS:	2 Quonsets (±1,820 SF each)
SITE SIZE:	4.00 Acres
YARD:	26,724 SF
CRANES:	9 x ½ ton (Jib), 5 x 1 ton (Jib), 2 x ¼ ton (Jib)
LOADING DOORS:	(2) Grade 12'x14', (1) Grade 10'x14', (1) Grade 8'x10', (1) Dock 18'x14', (1) Dock 8'x10'
CLEAR HEIGHT:	16'-21'
POWER:	(2) Supplies: 600 volts, 400 amps & 600 amps, 240 volts
SPRINKLER SYSTEM:	• Diesel Fire Pump • ESFR

SALE PRICE:	\$7,250,000
TAXES:	\$213,018.38 (2025)
LEASE RATE:	\$7.50 per SF
OPERATING COSTS	To be Confirmed





PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL



SHERWOOD PARK FREEWAY

76 AVENUE

34 STREET

17 STREET

66 AVENUE



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