



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE/LEASE

66 AVENUE FACILITY

1911 66 AVENUE NW, EDMONTON, AB

PROPERTY HIGHLIGHTS:

- 61,000 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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PROPERTY DETAILS

MUNICIPAL ADDRESS: 1911 66 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION: Plan 0421944, Block 4, Lot 26

YEAR BUILT: 1981

TOTAL AREA: Warehouse: 55,508 SF
Main Floor Office: 1,710 SF
Mezzanine Office: 1,710 SF
Mezz. Storage/Warehouse
Classroom: 2,072 SF
Total: 61,000 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)

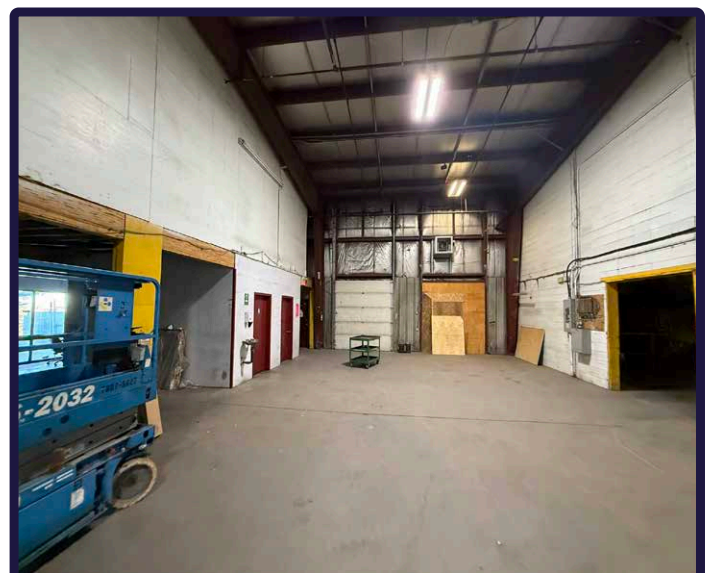
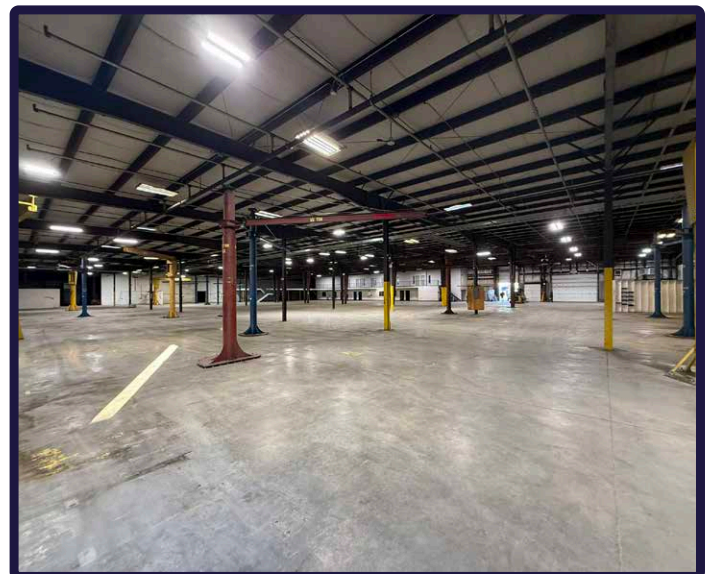
LOADING DOORS: (2) Grade 12'x14', (1) Grade 10'x14',
(1) Grade 8'x10', (1) Dock 18'x14',
(1) Dock 8'x10'

CLEAR HEIGHT: 16'-21'

POWER: (2) Supplies: 600 volts, 400 amps
& 600 amps, 240 volts

SPRINKLER SYSTEM:

- Diesel Fire Pump
- ESFR



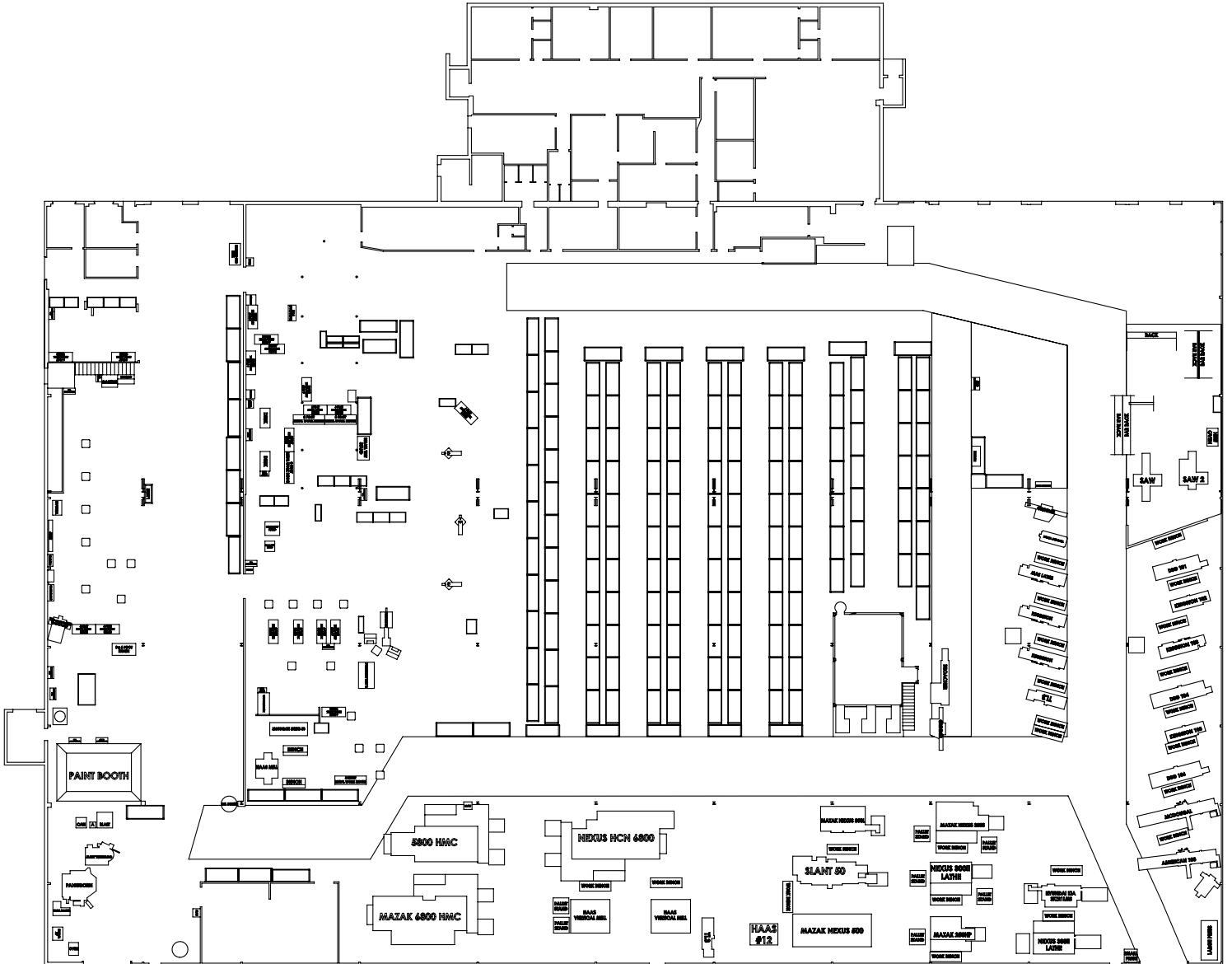
SALE PRICE: **\$7,250,000**

TAXES: \$213,018.38 (2025)

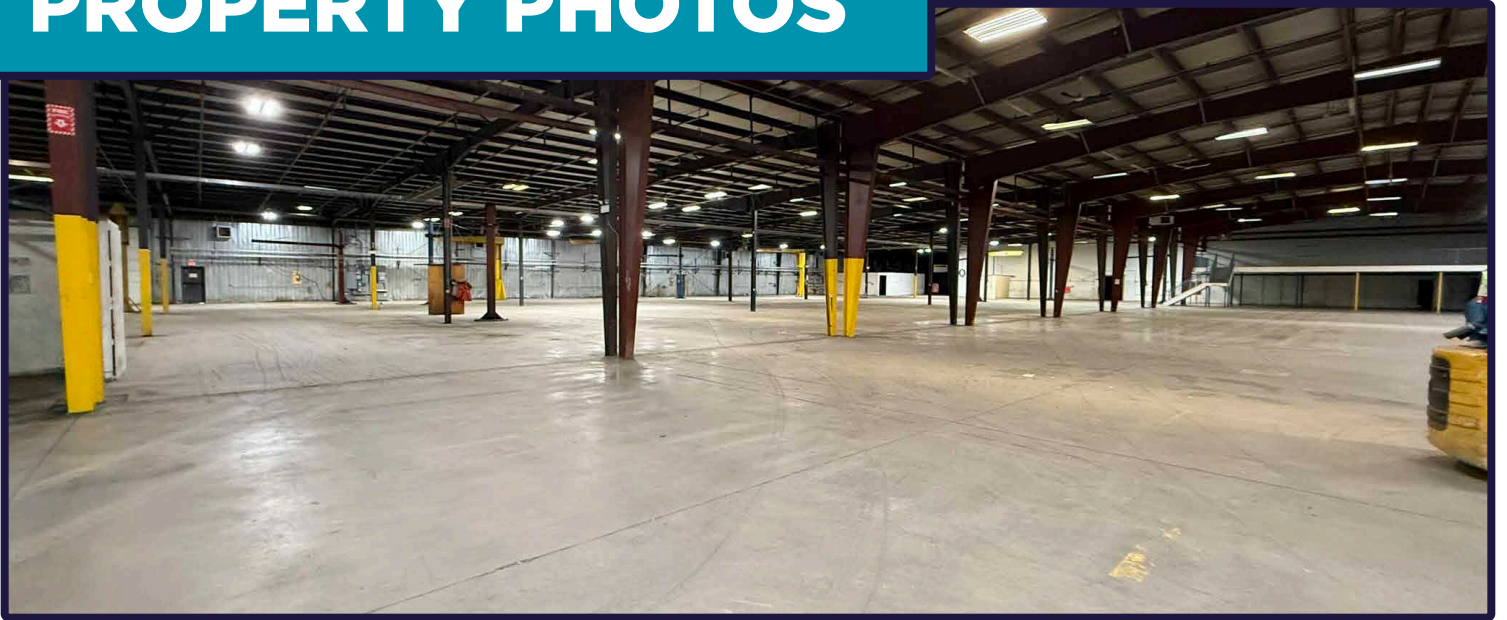
LEASE RATE: \$7.50 per SF

OPERATING COSTS: To be Confirmed

FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL



SHERWOOD PARK FREEWAY

76 AVENUE

34 STREET

17 STREET

66 AVENUE



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