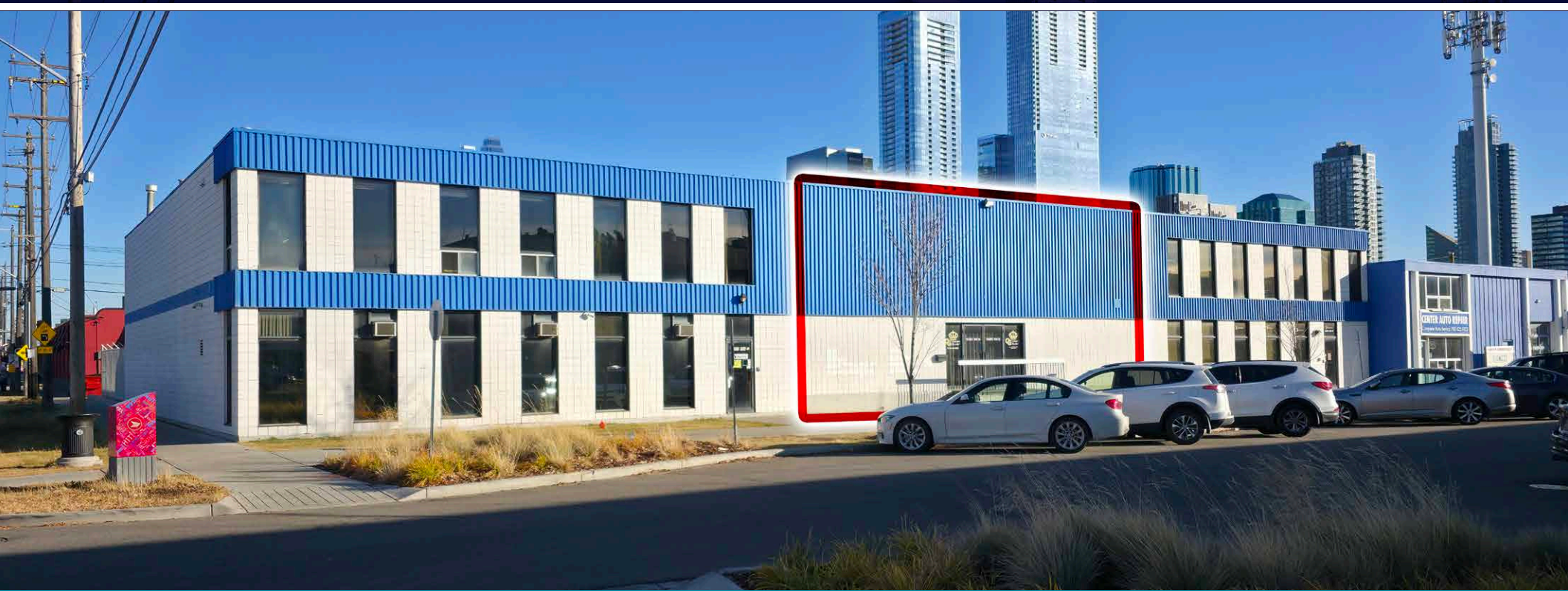


FOR SALE/LEASE



NORTH EDGE WAREHOUSE & OFFICE

10589 - 106 STREET, EDMONTON, AB



Kyle Nielsen
Associate
780 203 1874
kyle.nielsen@cwedm.com

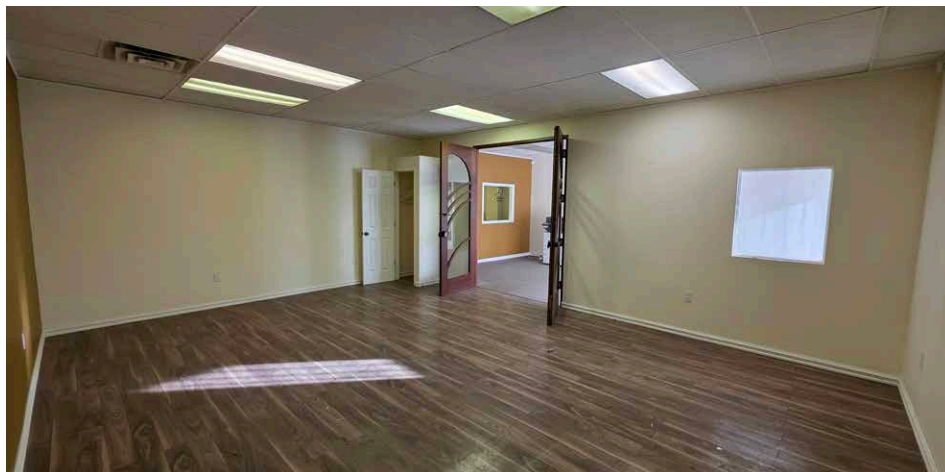
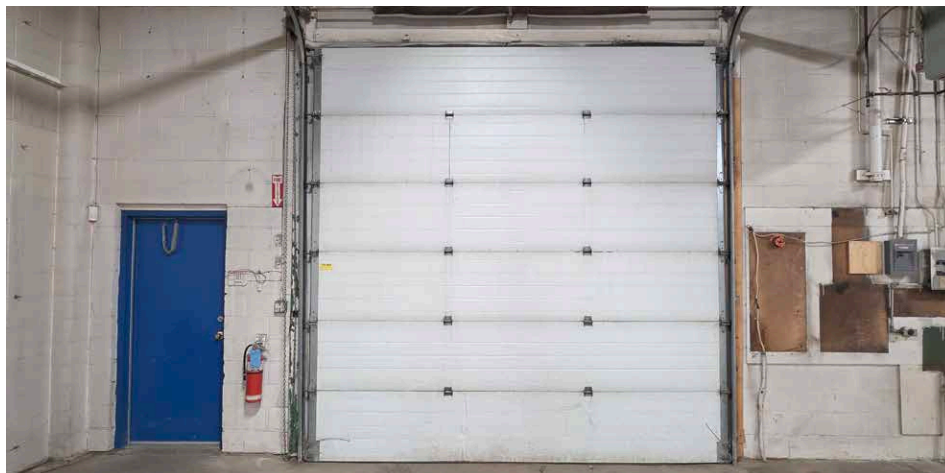
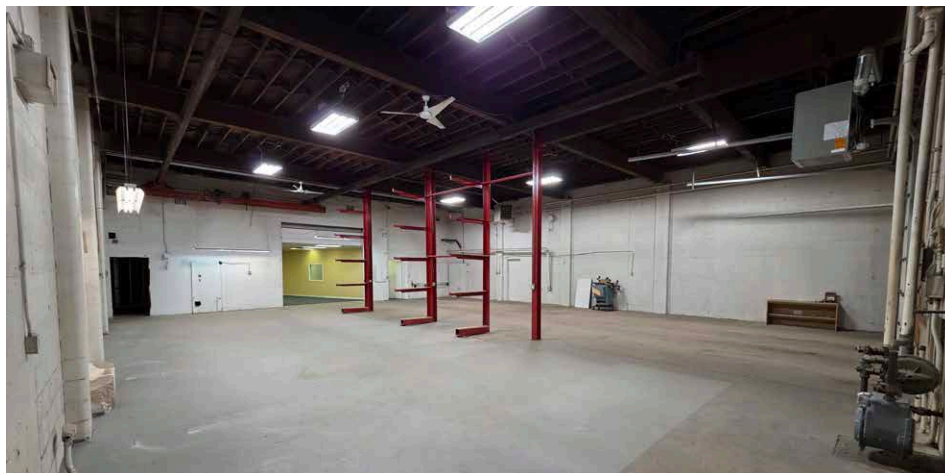
Kyle McLeod
Senior Associate
780 710 2915
kyle.mcleod@cwedm.com

10589 - 106 Street, Edmonton, AB

PROPERTY HIGHLIGHTS

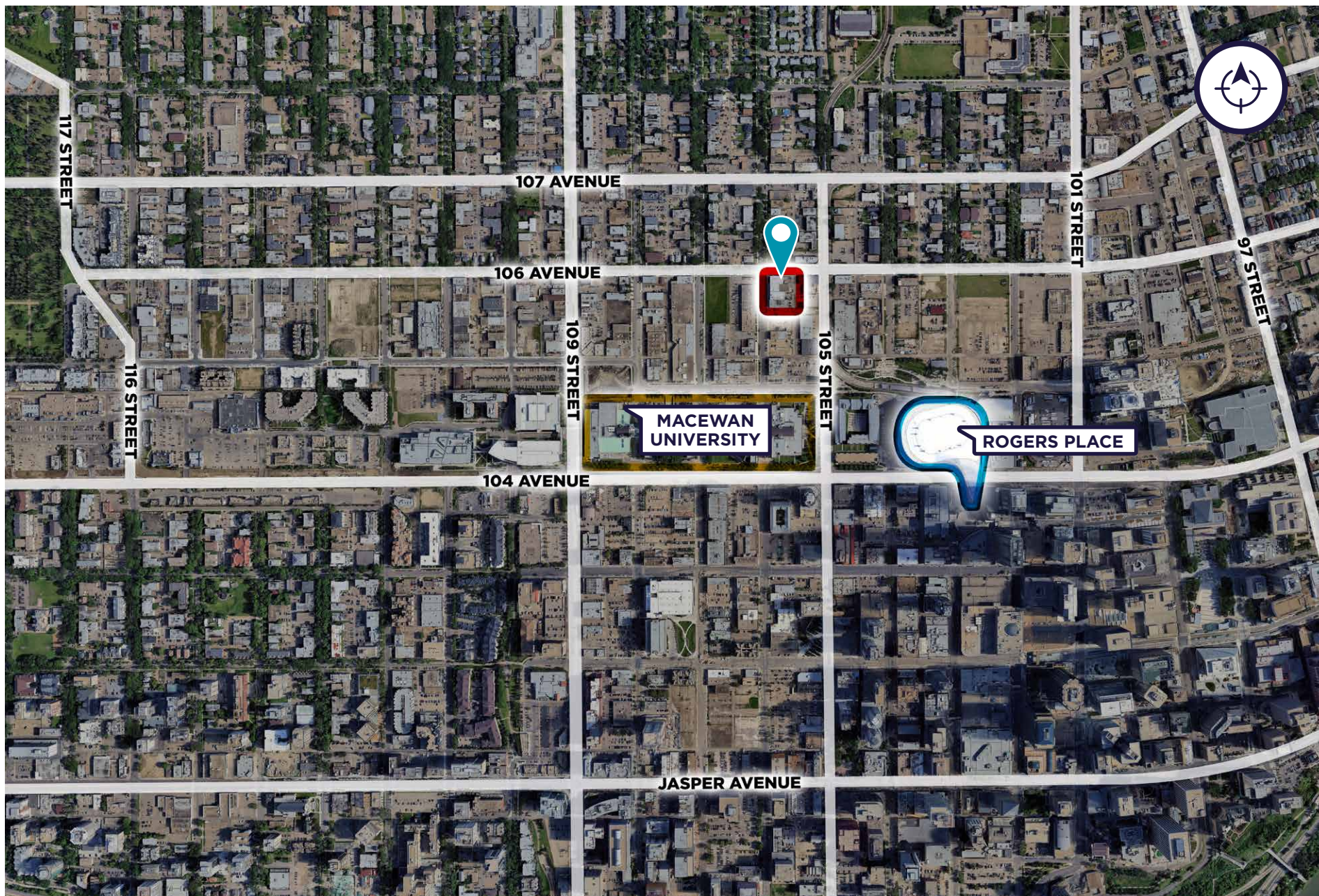
Rare industrial bay located near downtown Edmonton, offering 6,000 square feet of main floor space plus an additional 3,000 square feet of basement storage. The property features a recently renovated office area and an SBS membrane roof completed in 2023. Situated within the North Edge Area Redevelopment Plan, the site provides strong long-term redevelopment potential. Power supply is rated between 100 and 200 amps, accommodating a range of light industrial uses. This property presents a flexible sale or lease opportunity with immediate availability in a central urban location.

Municipal Address	10589 - 106 Street, Edmonton, AB
Legal Description	207, Block 5, Plan B3
Year Built	1966
Zoning	DC
Market	North Edge Industrial
Site Size	0.515 acres
Building Size	15,522 SF
Leasable Area	6,000 SF
Power	100 - 200 Amp (TBC by Tenant)
Loading Doors	1
Heating	Gas
Sumps	No
Crane	No
Make Up Air System	No
Clear Height	18'
Lease Rate	\$12.00 per SF
Operating Cost	\$3.89 per SF
Sale Price	Negotiable - contact listing agent
Taxes	19,929.66 (2024)
Availability	Immediate



10589 - 106 Street, Edmonton, AB

AERIAL **VIEW**





CONTACT INFORMATION

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