FOR SALE

PERMACORP BUILDING

14646 112 Avenue NW, Edmonton, AB

110,141 SQUARE FEET | **LIST PRICE: $8,500,000** | **4.12 ACRES**

CUSHMAN & WAKEFIELD
Edmonton

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Andy Horvath
Partner
780-908-3353
andy.horvath@cwedm.com

Nicole Stewart
Team Coordinator, Unlicensed
587-589-4215
nicole.stewart@cwedm.com

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

OVERVIEW

PROPERTY DETAILS

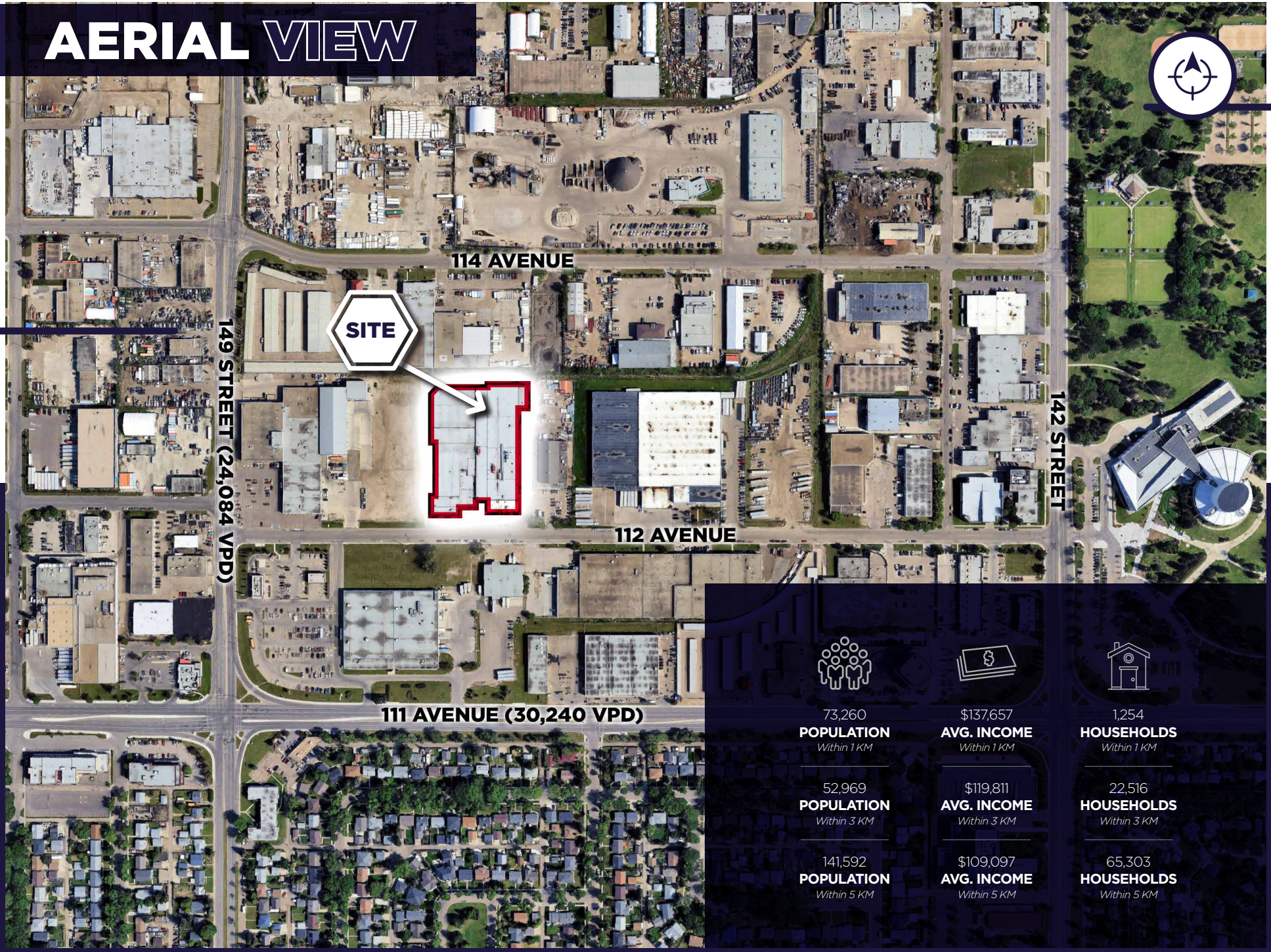
SITE SIZE:	4.12 acres
SITE COVERAGE RATIO:	61%
ZONING:	IM – Medium Industrial
BUILDING SIZE:	**Shop:** 101,039 SF **Office:** 9,102 SF **Total:** 110,141 SF
YEAR BUILT:	1980 (Additions added thereafter)
CONSTRUCTION:	Concrete block and metal frame building with painted concrete block, metal clad, building exterior.
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'
CEILING HEIGHT:	13' - 16' (Varies throughout)
POWER:	1600 Amp, 120/208 Volt
CURRENT INCOME:	$799,310.00 per annum
LIST PRICE:	**$8,500,000**

PROPERTY PHOTOS

Situated in northwest Edmonton's Huff Bremner Estate Industrial area, this 110,141 SF facility currently offers exceptional connectivity to key transportation routes—including 149 Street, Yellowhead Trail, and Anthony Henday Drive, and a recently completed full roof replacement.

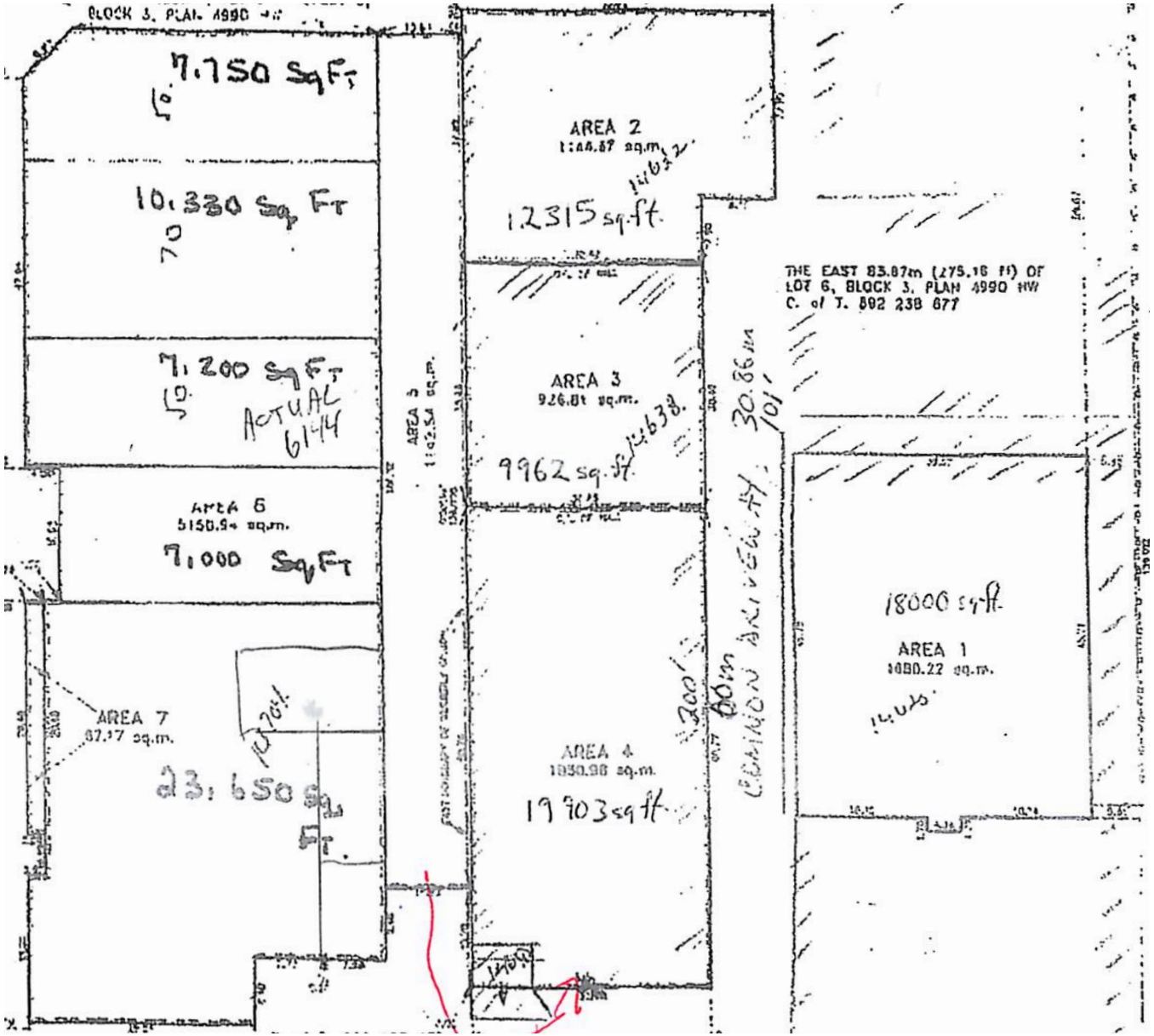
This IM-zoned site features seamless access across the city and onward to major corridors.

AERIAL VIEW



73,260 **POPULATION** *Within 1 KM*	$137,657 **AVG. INCOME** *Within 1 KM*	1,254 **HOUSEHOLDS** *Within 1 KM*
52,969 **POPULATION** *Within 3 KM*	$119,811 **AVG. INCOME** *Within 3 KM*	22,516 **HOUSEHOLDS** *Within 3 KM*
141,592 **POPULATION** *Within 5 KM*	$109,097 **AVG. INCOME** *Within 5 KM*	65,303 **HOUSEHOLDS** *Within 5 KM*

SITE PLAN



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