

OWNER/USER OR INVESTMENT OPPORTUNITY

35,800 SF ON 3.4 ACRES - FULLY PAVED

PRICE SIGNIFICANTLY REDUCED

FOR SALE/LEASE

**11510 168 STREET
EDMONTON, AB**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

PROPERTY HIGHLIGHTS

- Lots of yard/powered parking
- Ample Power - 1,000 Amps, 120/208V
- Dock & grade loading
- Fibre Optics in building
- Easy access to 170th Street, Anthony Henday

PROPERTY DETAILS

- Municipal Address: **11510 168 Street**
- Zoning: **Medium Industrial (IM)**
- Neighbourhood: **Norwester Industrial**
- Building Size: **35,800 SF**
- Year Built: **1976**
- Lot Size: **3.4 Acres**
- Parking: **Up to 168 paved stalls plus Yard**
- Leasable Area Available: **Up 35,800 SF**
(ability to convert up to 30,000 SF warehouse)
- Loading: **Dock (2) 8' x 8'**
Grade (3) 10' x 10'
- Ceiling Height: **17' and 14'**

FINANCIAL DETAILS

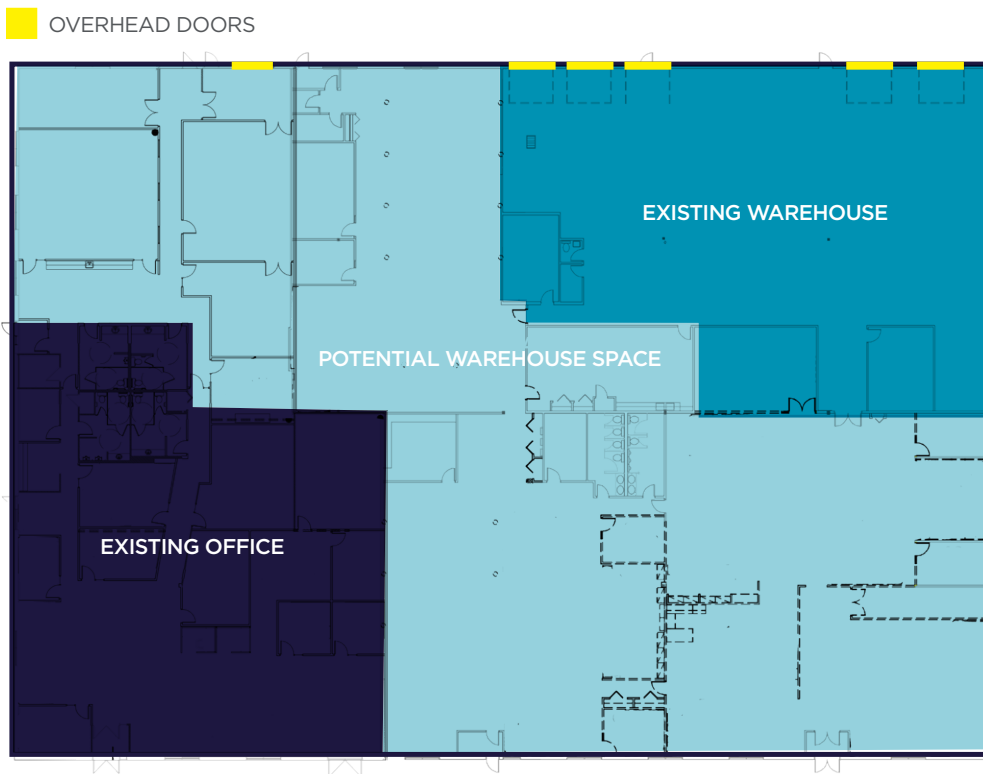
LEASE DETAILS

Lease Rate: **Starting at \$10.00 per SF**
Additional Rent: **\$7.23 per SF**
(\$3.86 per SF - Property Taxes)

SALE DETAILS

Sale Price: **\$4,300,000.00** (\$120.11 per SF)
Property Taxes (2024): **\$138,188.00**

FLOOR PLANS



IDEAL USERS



DISTRIBUTION



ENGINEERING/CONSULTING



MANUFACTURING

BENEFITS OF ACQUISITION



OWNER/USER OR INVESTMENT OPPORTUNITY



STRATEGIC NORTH WEST LOCATION WITH ACCESSIBILITY



POTENTIAL CANDIDATE FOR REZONING FOR INCREASED USES

PROPERTY PHOTOS





 **CUSHMAN & WAKEFIELD**
Edmonton

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com