

**OWNER/USER  
INVESTMENT OPPORTUNITY**

# AT-PAC FACILITY

6215 82 AVENUE, EDMONTON, AB

11,668 SF on 5.47 Acres

**REDUCED PRICE: \$4,600,000**

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# PROPERTY HIGHLIGHTS

The subject property is located in Gainer Industrial Park bordered by 82 Avenue and the Sherwood Park Freeway. The site is fully serviced, fenced and compacted with gravel and concrete providing an excellent foundation for industrial developments.

- Direct exposure to the Sherwood Park Freeway
- 5.47 Acre fully compacted, serviced and fenced yard
- Easy access to all parts of the city via Sherwood Park Freeway and 50th Street
- 7 offices, boardroom, 2 washrooms
- Mezzanine can be used as load bearing storage, as well as additional storage in basement
- 2 access points along 82 Avenue and multiple access routes to property
- Access to property via 71 Street, 75 Street & 50 Street



## PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
6215 82 Avenue NW, Edmonton, AB

**LEGAL DESCRIPTION**  
Plan 8521477, Block B, Lot 1B

**ZONING**  
IH -Heavy Industrial

**NEIGHBOURHOOD**  
Gainer Industrial Park

<b>AVAILABLE AREA</b>	
Building A	6,000 SF (Warehouse)
Building B	5,668 SF (Office/Warehouse)
<b>Total</b>	<b>11,668 SF</b>

**SITE SIZE**  
5.47 Acres (5% Site Coverage Ratio)

**YEAR BUILT**  
1949

**CEILING HEIGHT**  
To be Confirmed

**LOADING**  
Grade

## OPPORTUNITY

**SALE PRICE**  
~~\$5,000,000~~  
**\$4,600,000**

**TAXES**  
\$77,149.67 (2023)

**AVAILABILITY**  
MAY 31, 2025

**CURRENT ANNUAL INCOME**  
\$356,305.92 US

LEASE INFORMATION AVAILABLE  
UPON NDA SIGNING

# AERIAL



82 AVENUE



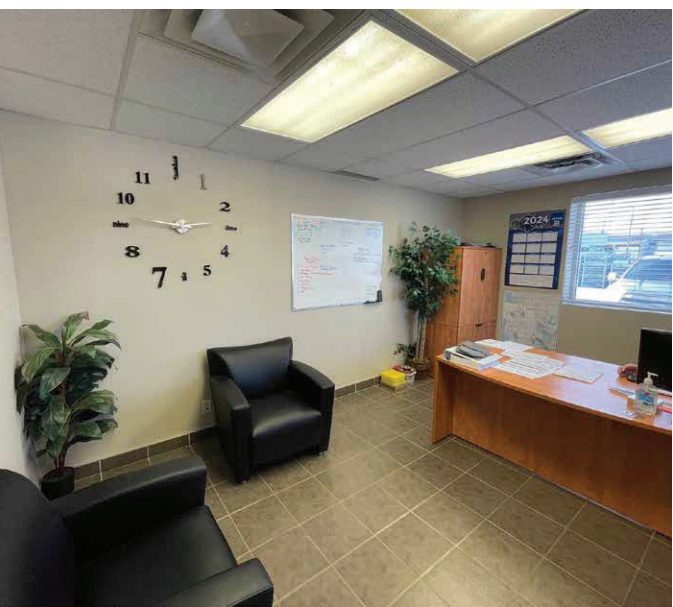
SHERWOOD PARK FREEWAY

75 STREET

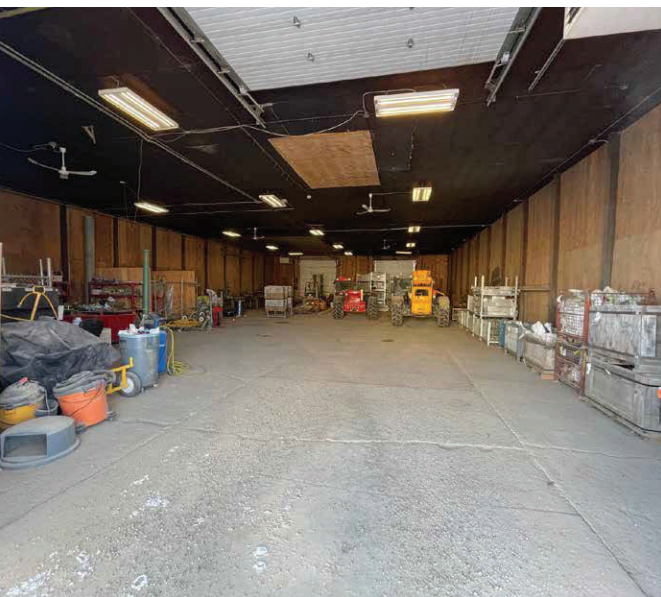
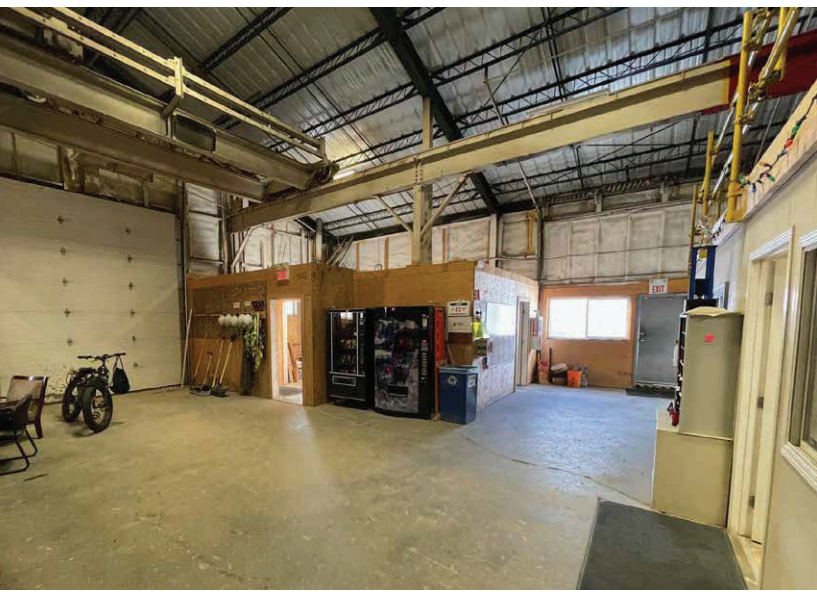
71 STREET

ARGYLL ROAD NW

# OFFICE PHOTOS



# WAREHOUSE PHOTOS





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