

| FREESTANDING WAREHOUSE & YARD |

14550 115A AVENUE | EDMONTON | AB

# INDUSTRIAL FOR SALE



## FREESTANDING WAREHOUSE WITH YARD

- ±16,000 SF office and warehouse with cranes and heavy power
- Located on 1.1 acre site with paved and fenced yard
- Grade and interior dock loading bays to accommodate a variety of uses
- Easily accessible from major roadways with nearby bus stops making this a convenient location for customers and employees

### KENT SIMPSON

Associate

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### BRONWYN SCRIVENS

Associate Broker

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OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

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COMMERCIAL



FENCED YARD



FREESTANDING  
BUILDING



HEAVY POWER

[ FREESTANDING WAREHOUSE & YARD ]

## PROPERTY FEATURES

Space	Office: ±700 SF
Breakdown	Warehouse: ±15,300 SF
	Total: ±16,000 SF
Site Area	1.1 Acres

Municipal	14550 115A Avenue, Edmonton, AB
Legal	Plan 1751KS, Block 7, Lot 16
Access	115A Avenue
Zoning	<a href="#">IM (Medium Industrial)</a>
Sale Price	\$2,240,000
Prop. Taxes	\$56,262.73

Ceiling Height	18'11"-21'7" under joist
Loading	Two (2) Grade with Interior Dock Loading Platforms
HVAC	- Radiant Tube and ceiling mounted forced air units heaters in warehouse - Forced air furnace in office
Power	277/480 V, 2000A, 3-Phase (TBC by Purchasers)
Cranes	Three (3) 5-Ton Bridge Cranes
Yard Details	Fenced & Paved



INTERIOR



LOADING



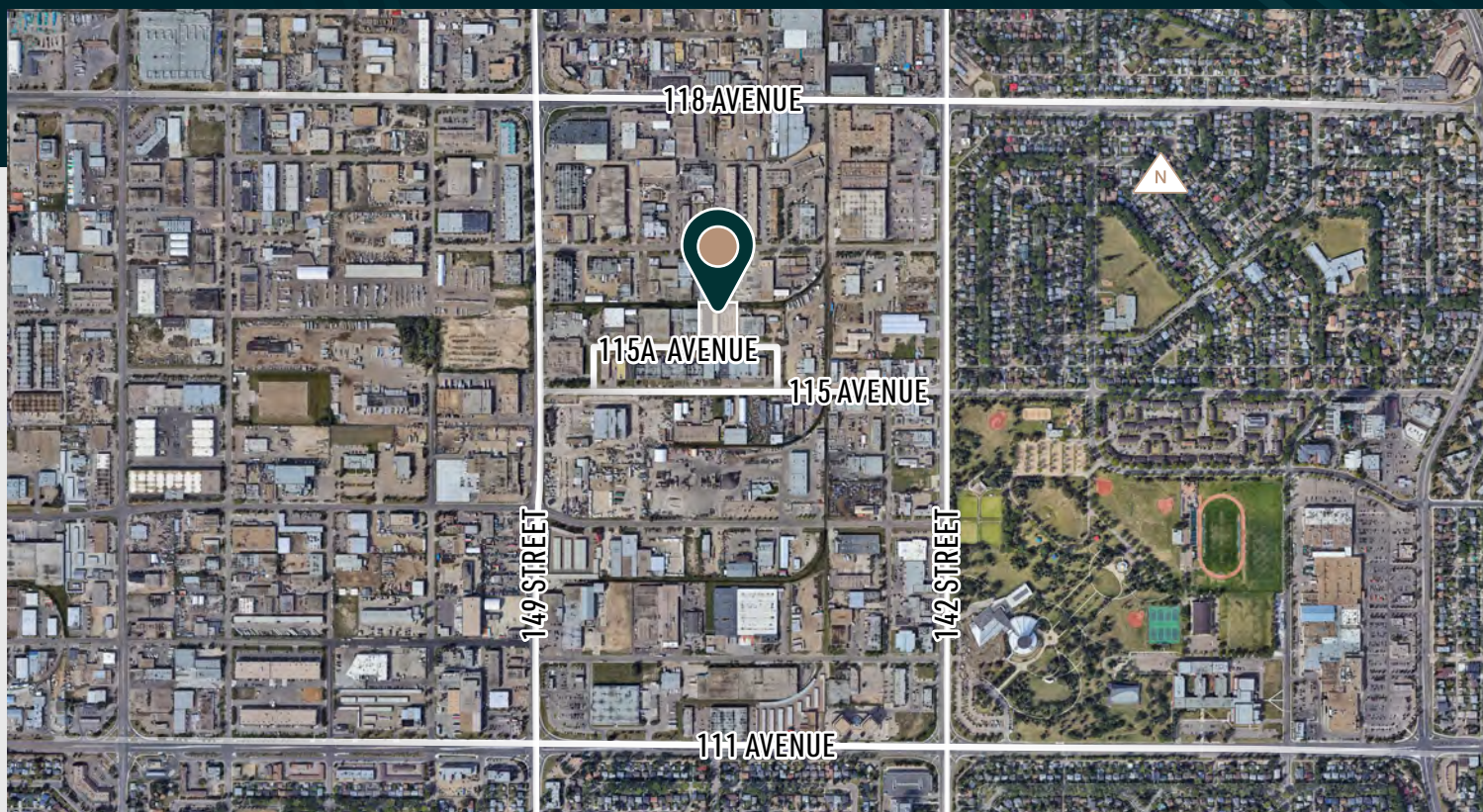
YARD





# IDEALLY SITUATED

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