

FOR SALE

UP TO 18,800 SF ON 1.09 ACRES

14525 115 AVENUE, EDMONTON, AB

REDUCED PRICE

PLUS 6,400 SF QUONSET

AVAILABLE IMMEDIATELY

SALE PRICE

~~\$2,875,000~~

\$2,675,000

CAN BE REMOVED

CAN BE DEMO'D

SEE PAGE 4 FOR RENDERING

Chris Sieben
Partner Emeritus
780 720 0227
chris.sieben@cwedm.com

Doug Rae
Partner
780 429 9397
doug.rae@cwedm.com

The OPPORTUNITY

Situated in Huff Bremner Estate Industrial area, a prominent industrial hub, offering easy access to major arterials such as Yellowhead Trail, 170 Street NW, and Anthony Henday.

Property allows for an open concept layout suitable for a range of uses, including its current use of manufacturing.

Graveled with concrete apron surface yard with a singular access point.



PROPERTY DETAILS

MUNICIPAL ADDRESS

14525 115 Avenue,
Edmonton, AB

LEGAL DESCRIPTION

Plan 4025KS, Block 4,
Lot 7A

YEAR BUILT

Building 1 1971
Building 2 2004

MARKET

Huff Bremner Estate
Industrial

POWER

3 Phase, 400A, 277/480V

LOADING DOORS

Building 1 (1) Grade
Building 2 (2) Grade
12x10, 12x16
(Additional doors can be
added)
Quonset (5) Grade

CLEAR HEIGHT

20-24'

ZONING

IM - Medium Industrial

BUILDING SIZE

Building 1: 4,200 SF
Building 2: 14,600 SF

QUONSET SIZE

6,400 SF
160' x 40'

SITE SIZE

1.09 Acres

SITE COVERAGE RATIO

53% With Current Buildings
Remaining in Place

31% With Demo of Building 1
& Quonset

FINANCIAL INFORMATION

SALE PRICE

\$2,675,000

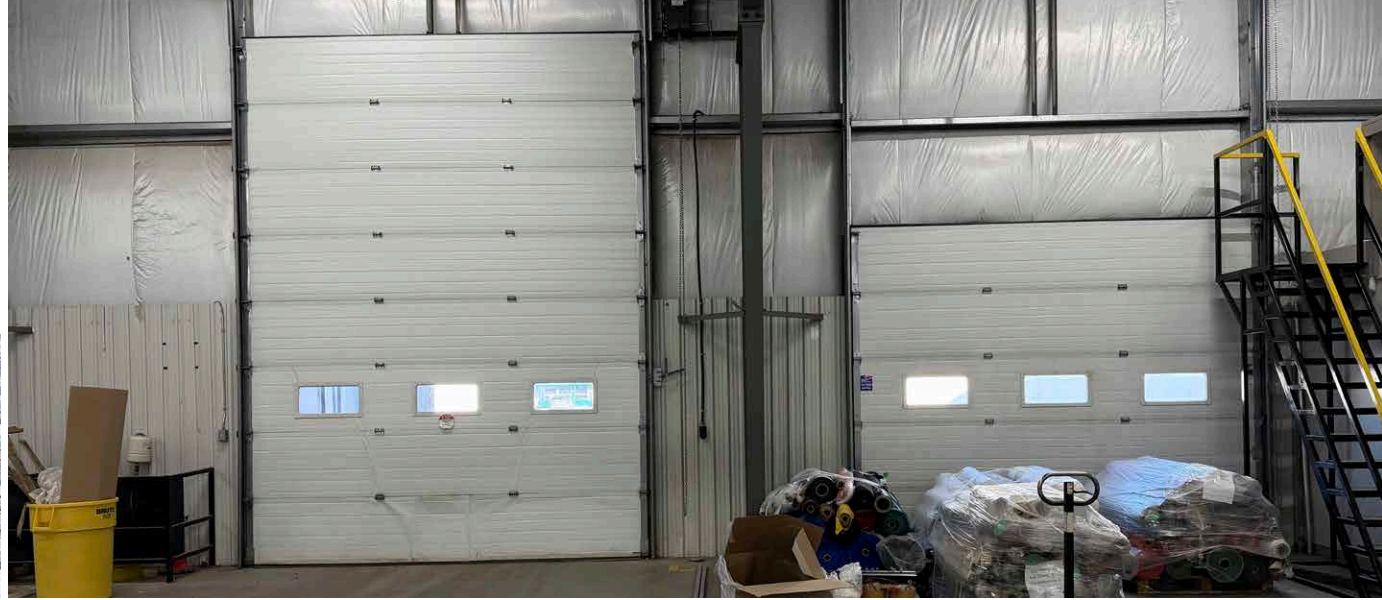
PROPERTY TAXES

\$75,441.09 (2026)

Property PHOTOS



Building 2 is a clear span facility



BUILDING 2 IS A CLEAR SPAN FACILITY



BUILDING 2 FEATURES SIMPLE OFFICE, LUNCH ROOM AND WASHROOM FACILITIES WITH LIGHT STORAGE MEZZANINE

The LOCATION



Redevelopment / Yard Opportunity

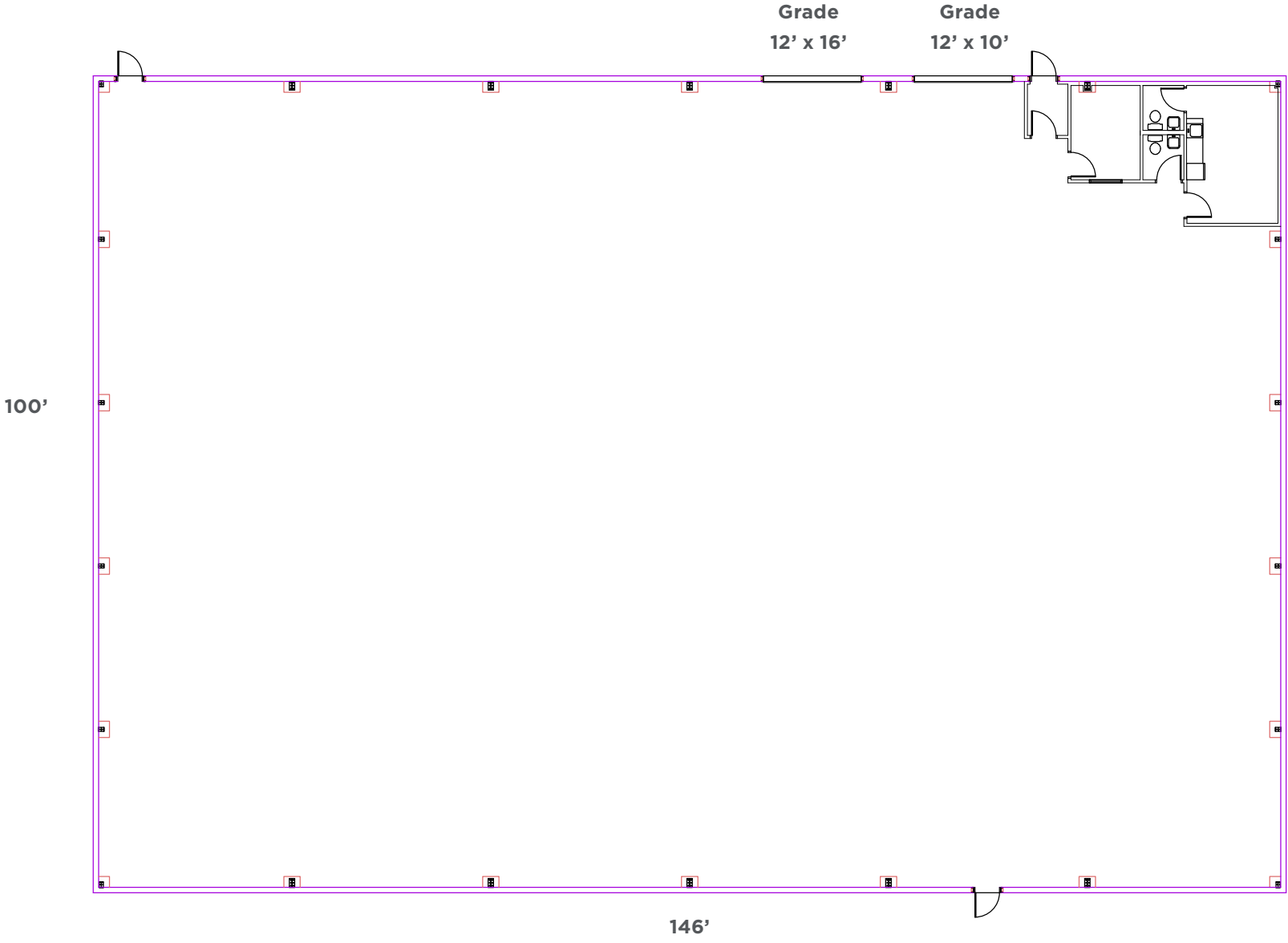
The potential removal of the Quonset structure and demolition of the secondary building creates an opportunity to significantly reduce the current site coverage ratio and open up additional yard area across the property. This configuration would allow for expanded outdoor storage, vehicle circulation, or equipment staging — a valuable feature for many industrial users.

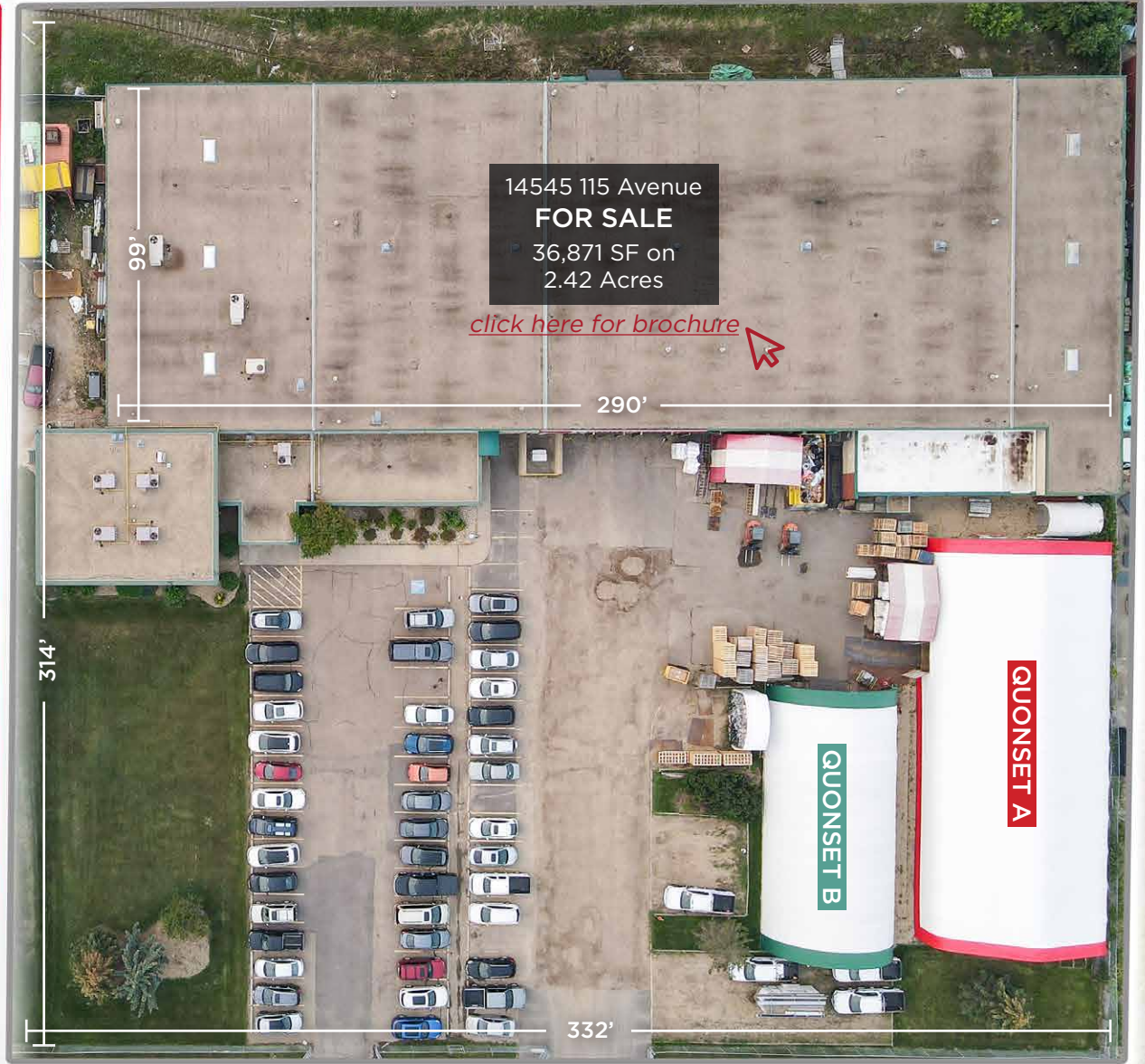
With the increased yard capacity, the site may be well suited for uses that benefit from large outdoor areas, including auto-related businesses (vehicle storage, repair, detailing, or fleet services), contractor yards, equipment rental, outdoor storage, landscaping operations, or even specialty uses such as a doggy daycare with secured outdoor play areas.



RENDERING PHOTO OF BUILDING 1 AND
QUONSET REMOVED

Floor Plan





14545 115 Avenue
FOR SALE
 36,871 SF on
 2.42 Acres

[click here for brochure](#)

*Property measurements not exact, for information purposes only