

# FOR SALE

## 18,800 SF ON 1.09 ACRES

14525 115 AVENUE, EDMONTON, AB

PRICE REDUCTION



**CAN BE DEMO'D**

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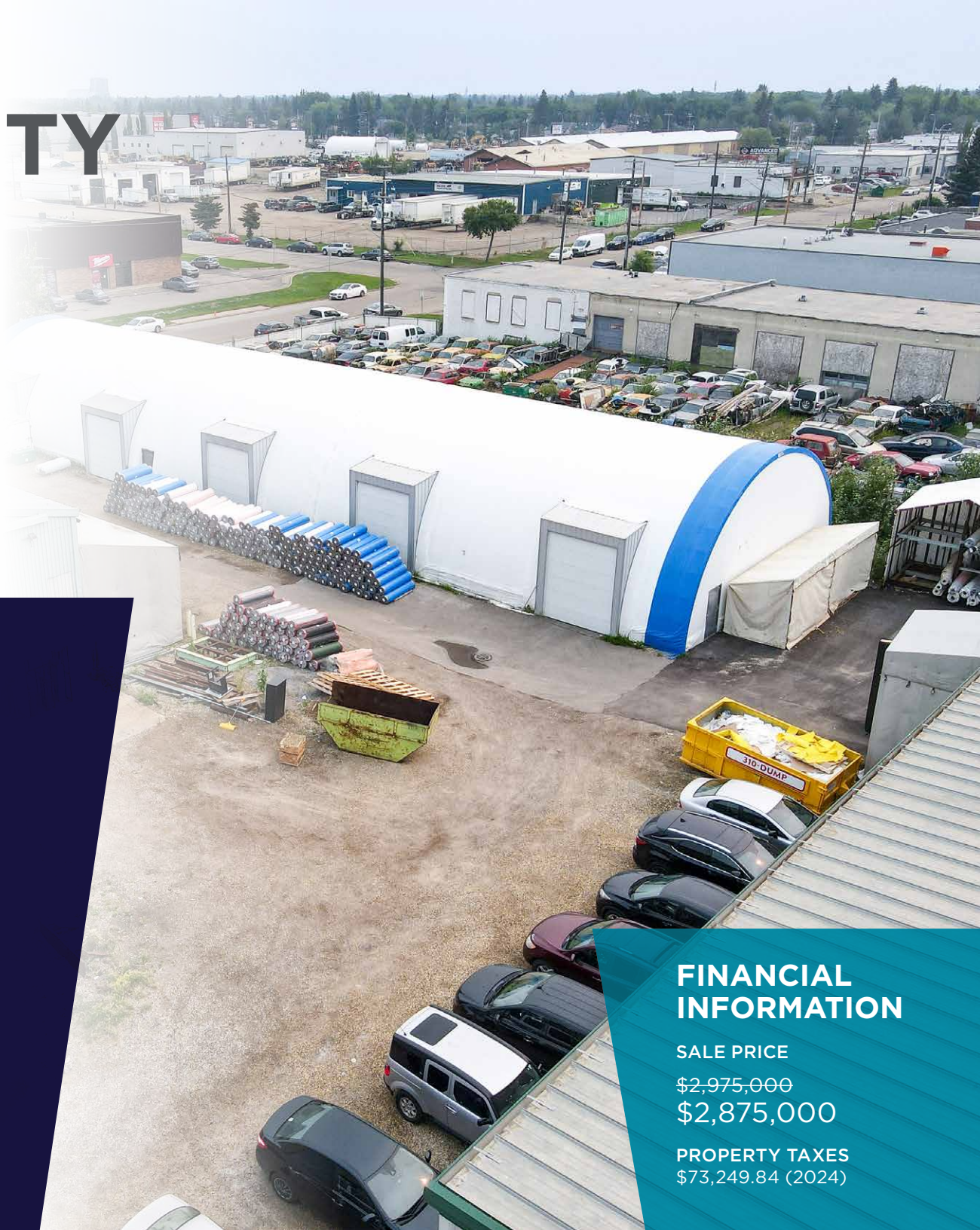


# The OPPORTUNITY

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

1971 & 2004

### MARKET

Huff Bremner Estate  
Industrial

### POWER

3 Phase, 400A, 277/480V

### LOADING DOORS

Grade

### CLEAR HEIGHT

20-24'

### ZONING

IM - Medium Industrial

### BUILDING SIZE

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

### SITE SIZE

1.09 Acres

### SITE COVERAGE RATIO

40%

### QUONSET SIZE

6,400 SF  
160' x 40'

## FINANCIAL INFORMATION

### SALE PRICE

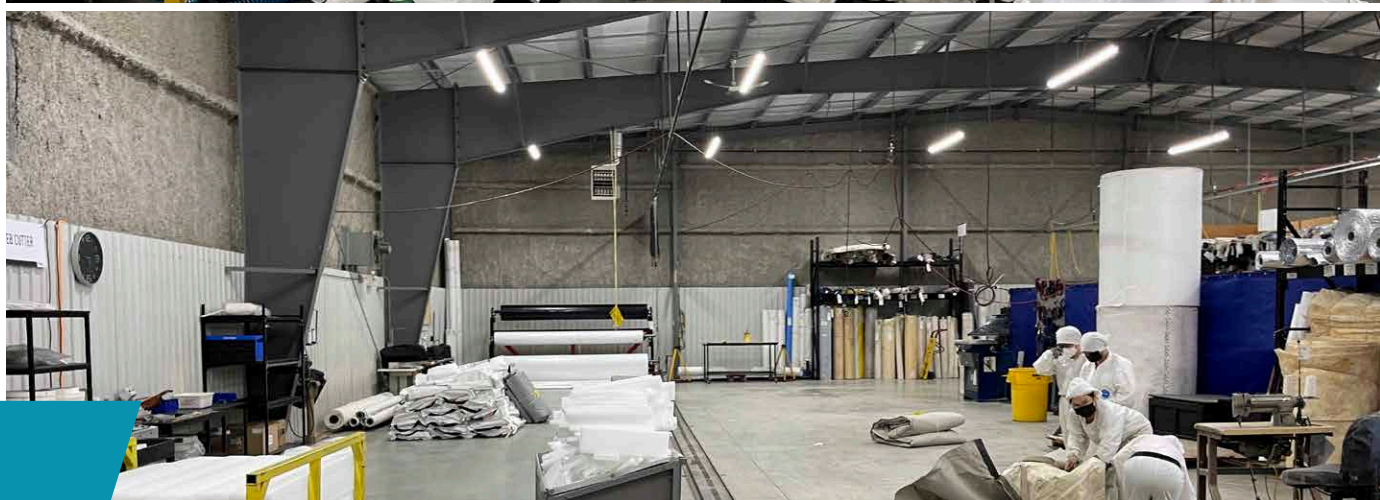
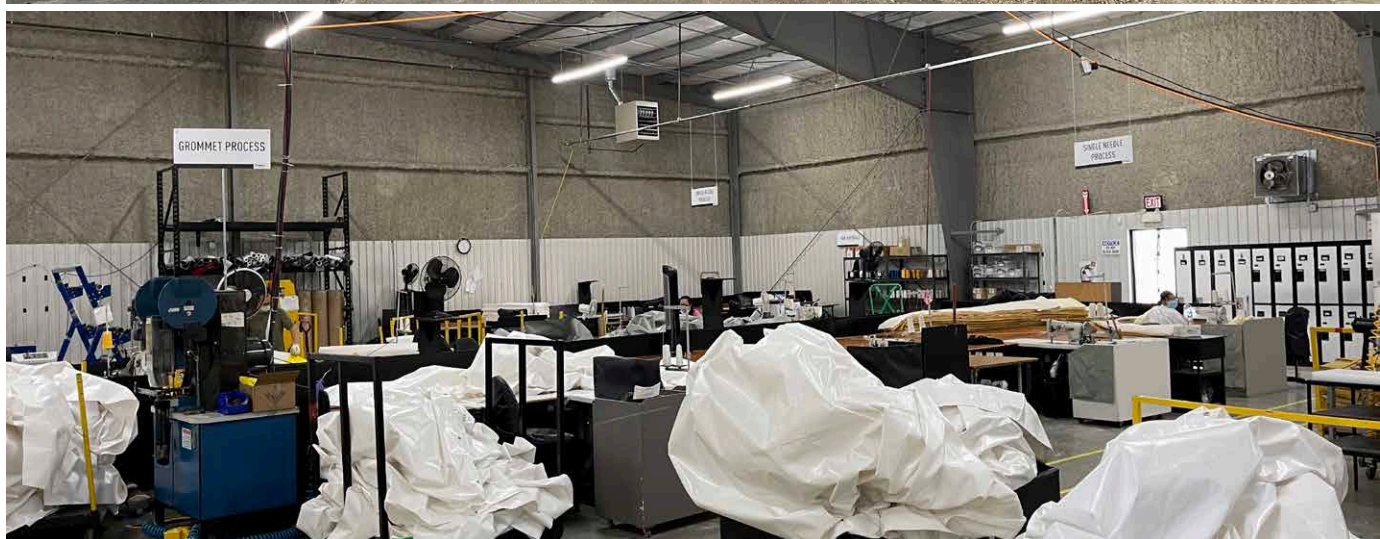
~~\$2,975,000~~  
**\$2,875,000**

### PROPERTY TAXES

\$73,249.84 (2024)

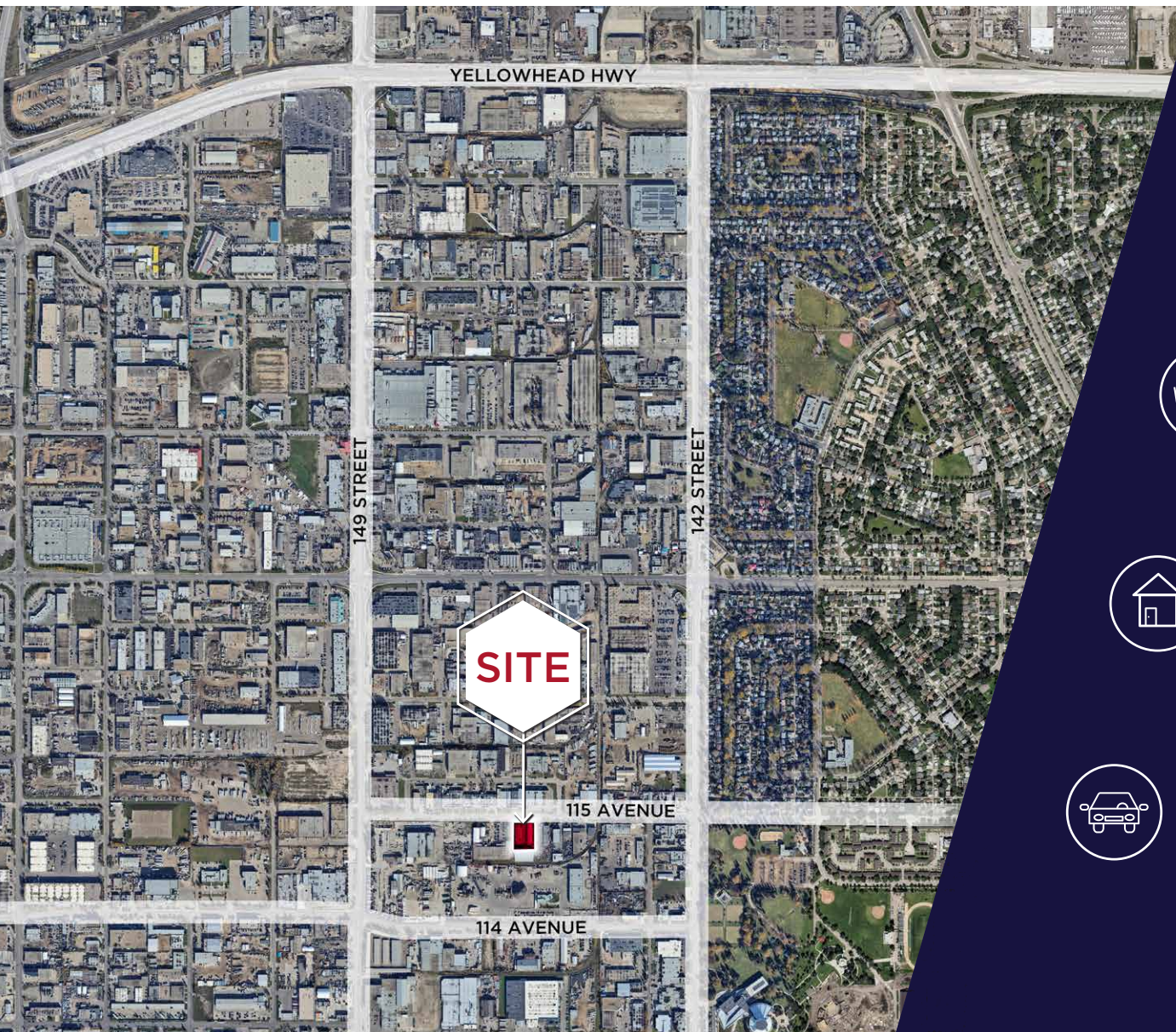


# Property PHOTOS





# The LOCATION



## DEMOGRAPHICS



### Population

1KM	3KM	5KM
2,921	47,889	131,269



### Average Income

1KM	3KM	5KM
\$101,167	\$117,329	\$ 109,173



### Household

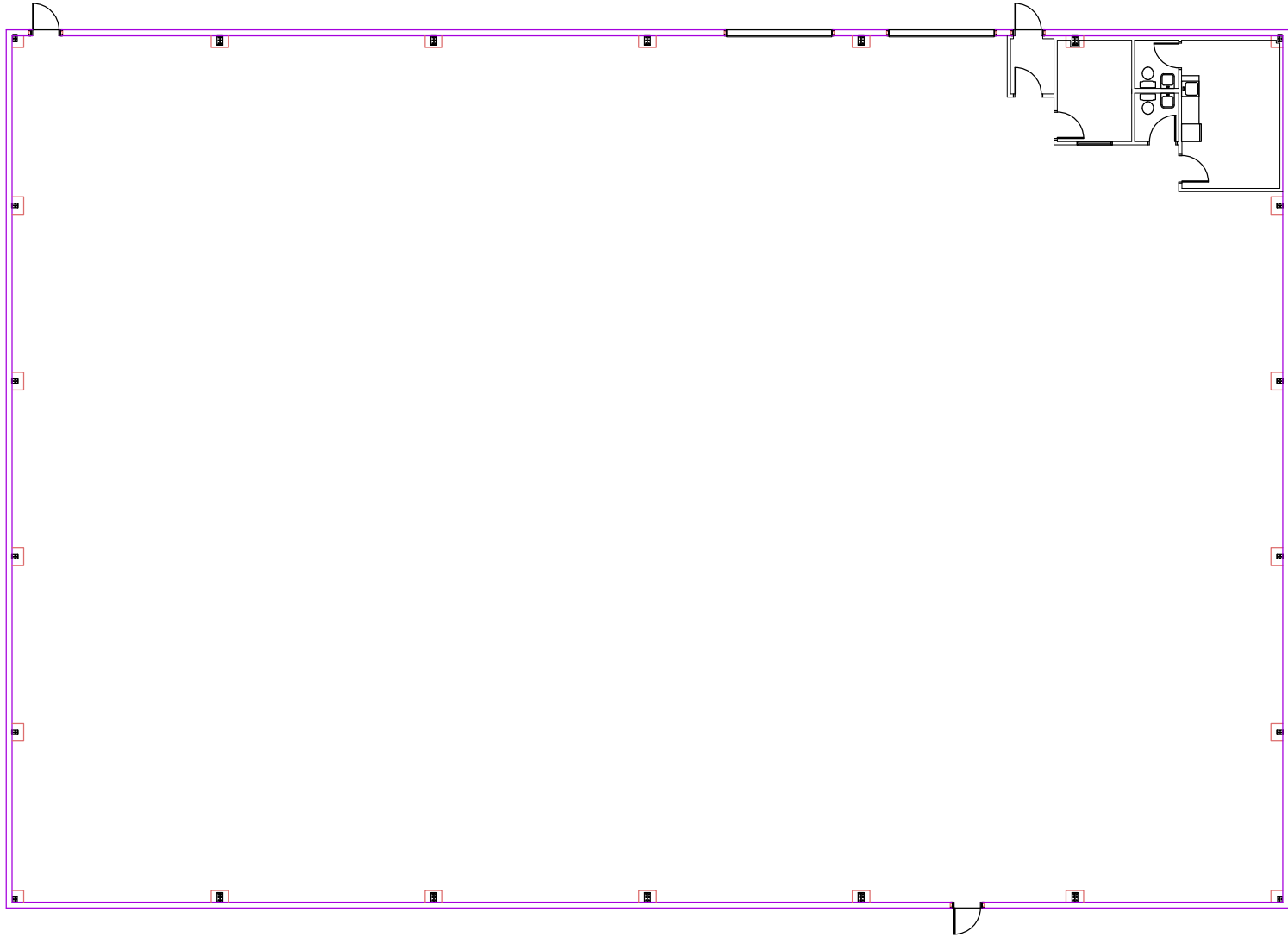
1KM	3KM	5KM
1,161	20,069	58,811



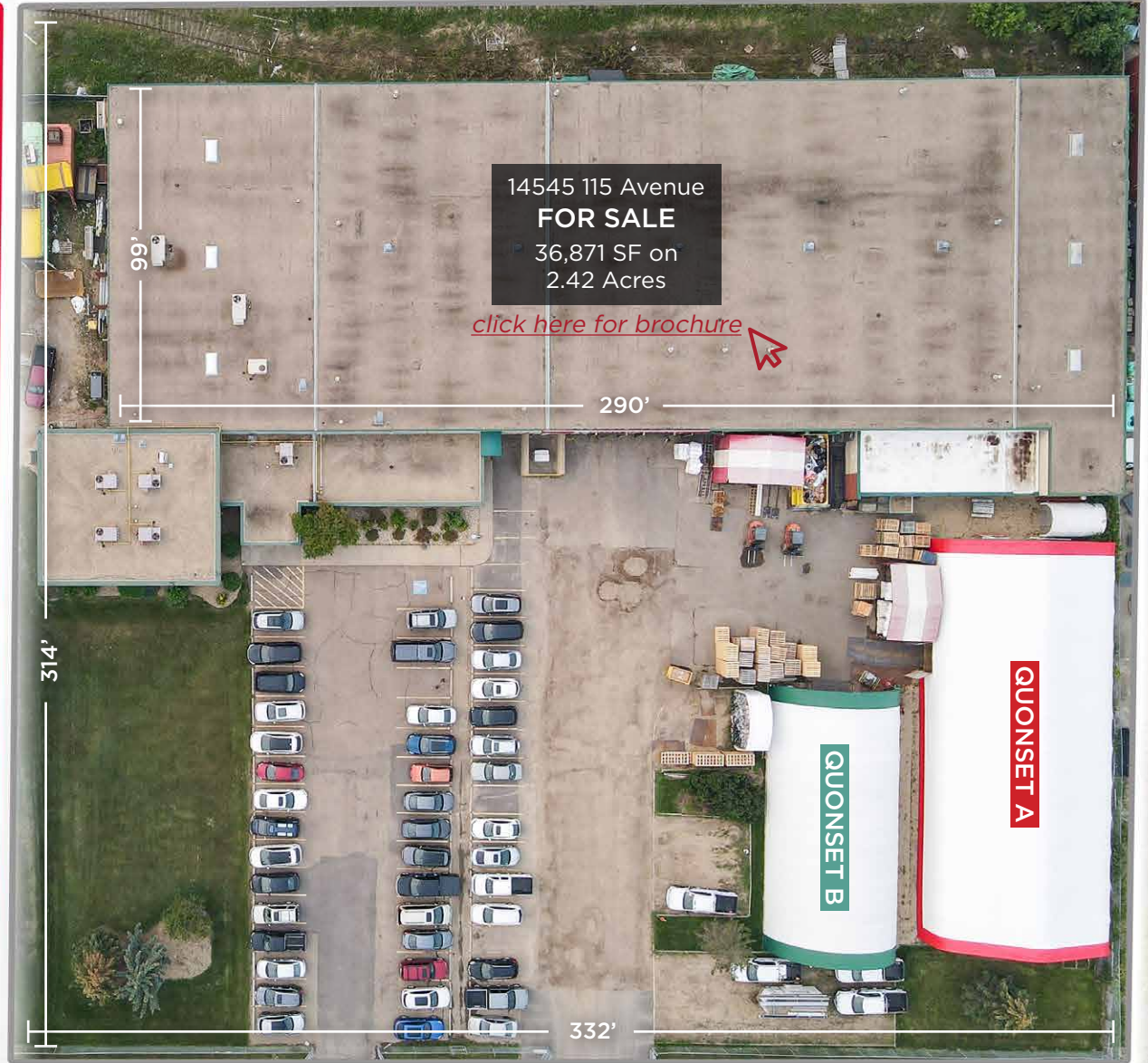
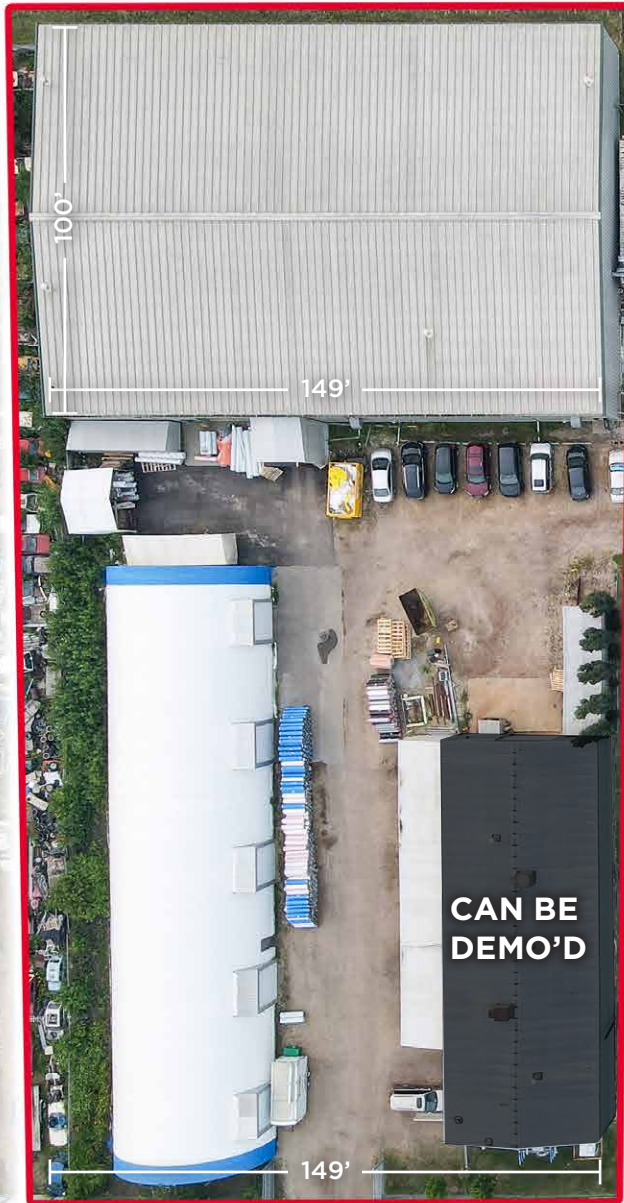
### Vehicles per Day

14,100 on 142 Street in 2022  
27,600 on 111 Avenue in 2022  
22,100 on 149 Street in 2022

# Floor Plan







\*Property measurements not exact, for information purposes only



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