

FOR SALE



18,800 SF ON 1.09 ACRES

14525 115 AVENUE, EDMONTON, AB

REDUCED PRICE

PRICE FURTHER REDUCED

BUILDING CAN BE AVAILABLE IN 30 DAYS

CAN BE REMOVED

CAN BE DEMO'D

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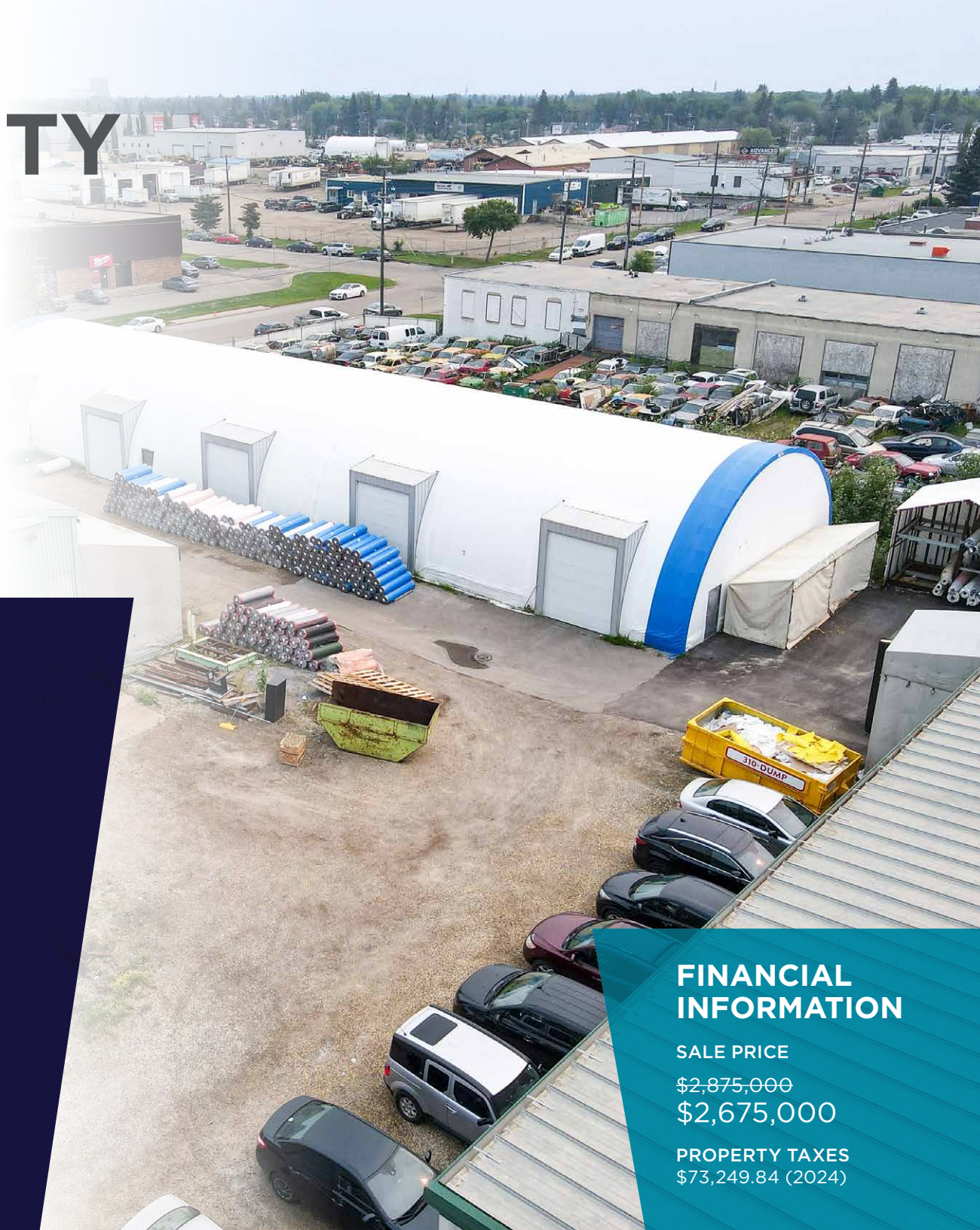
doug.rae@cwedmonton.com

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

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

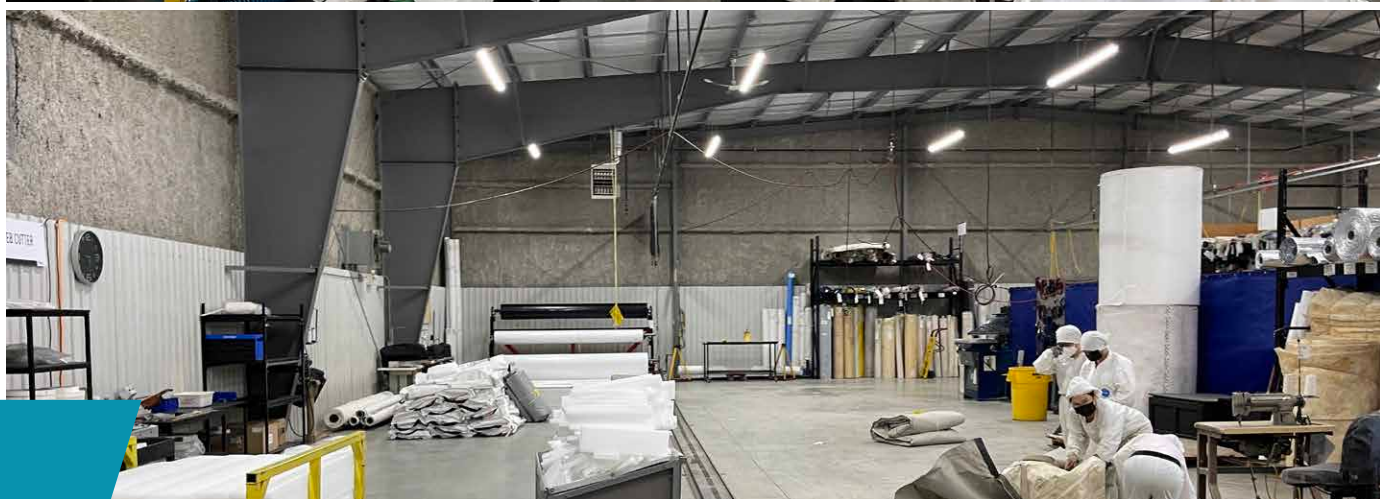
SALE PRICE

~~\$2,875,000~~
\$2,675,000

PROPERTY TAXES

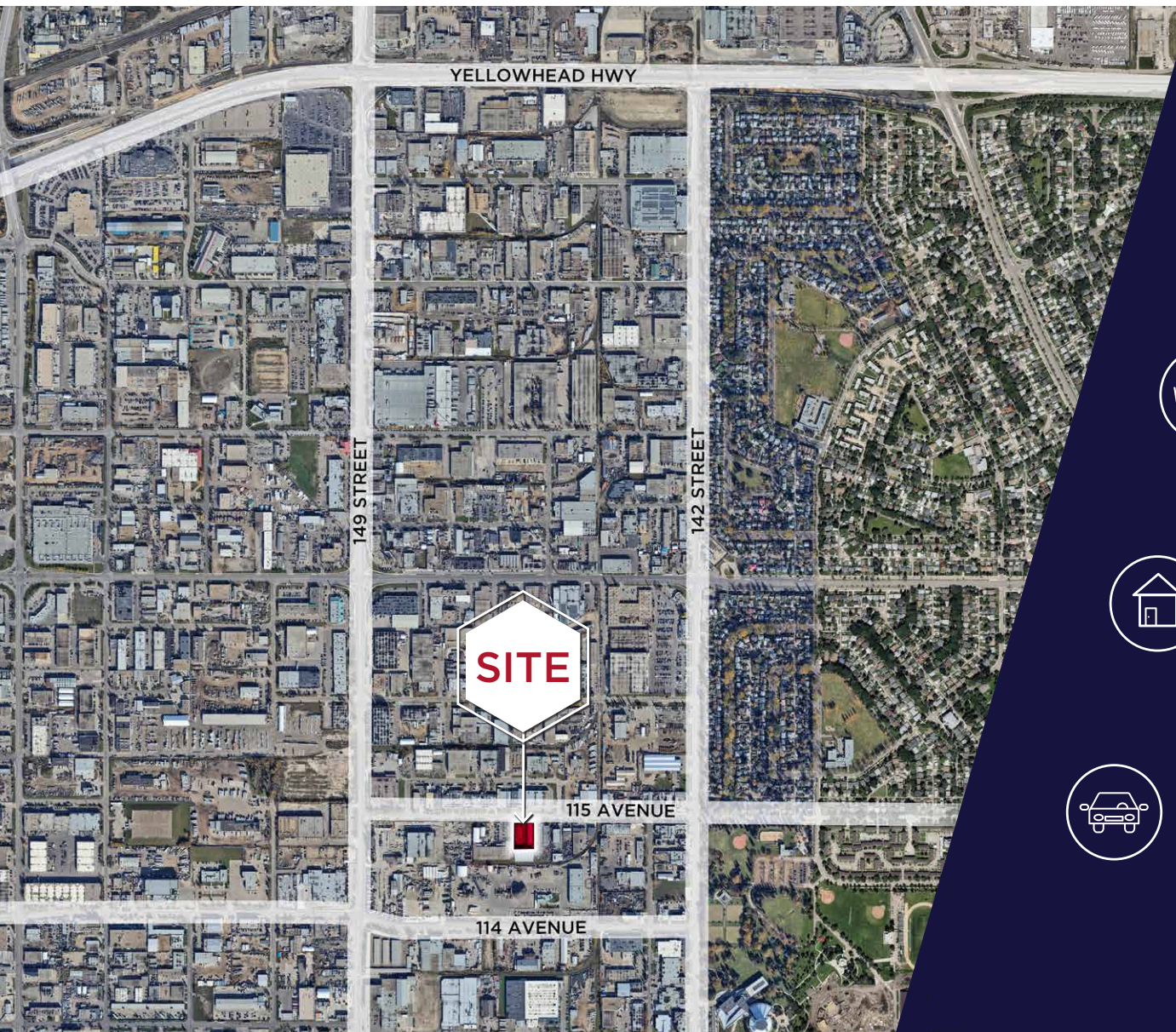
\$73,249.84 (2024)

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

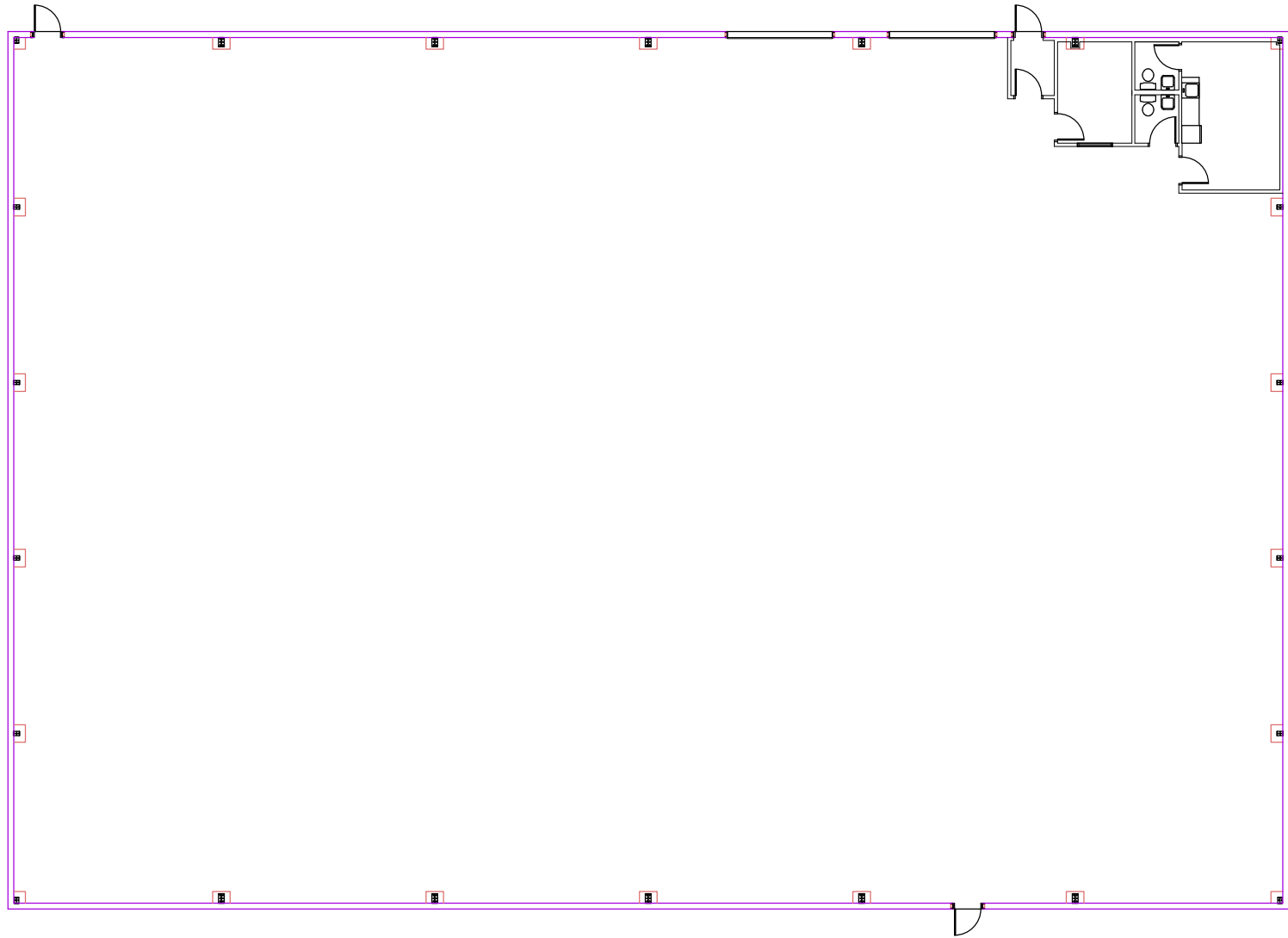
1KM	3KM	5KM
1,161	20,069	58,811

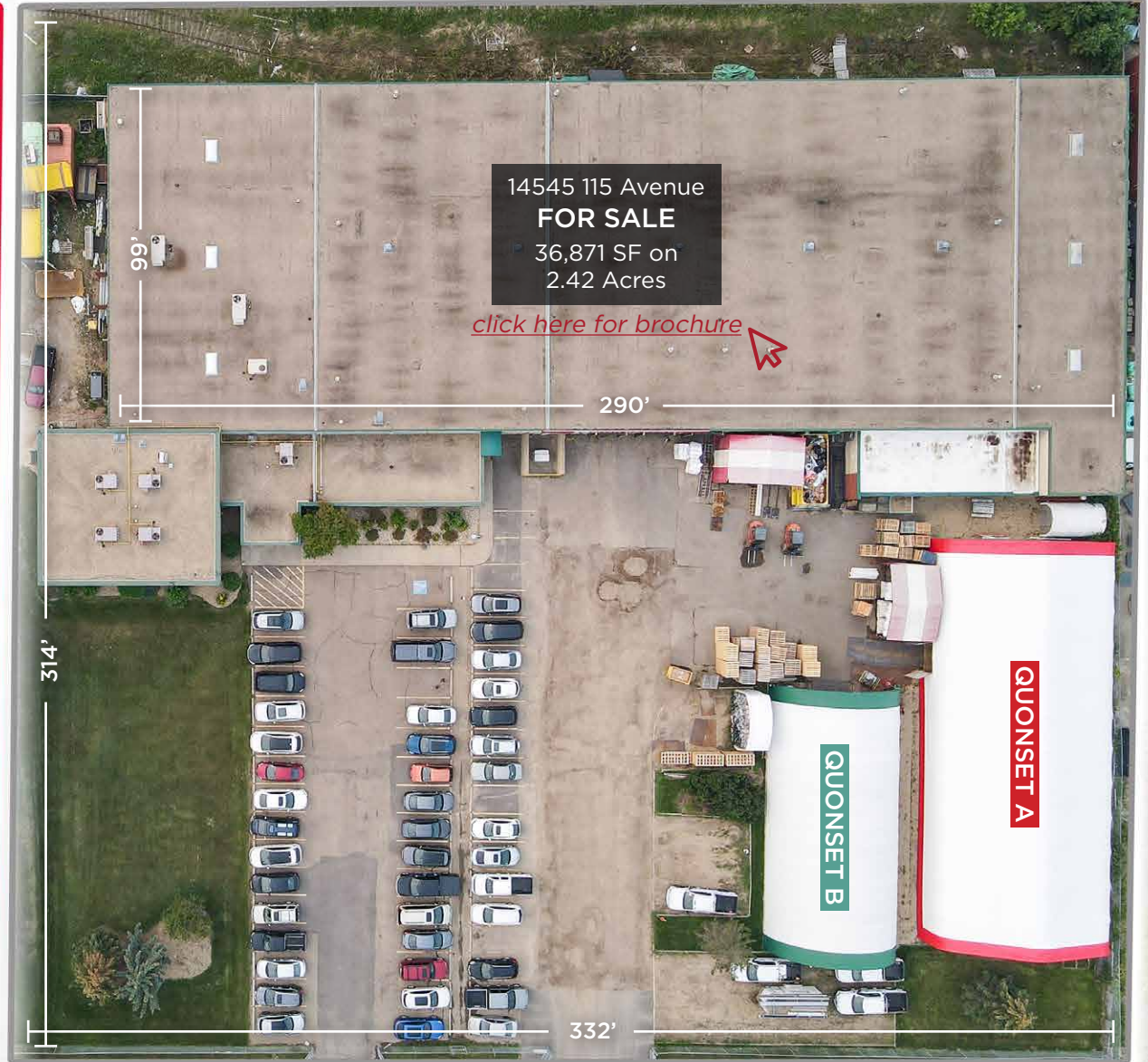
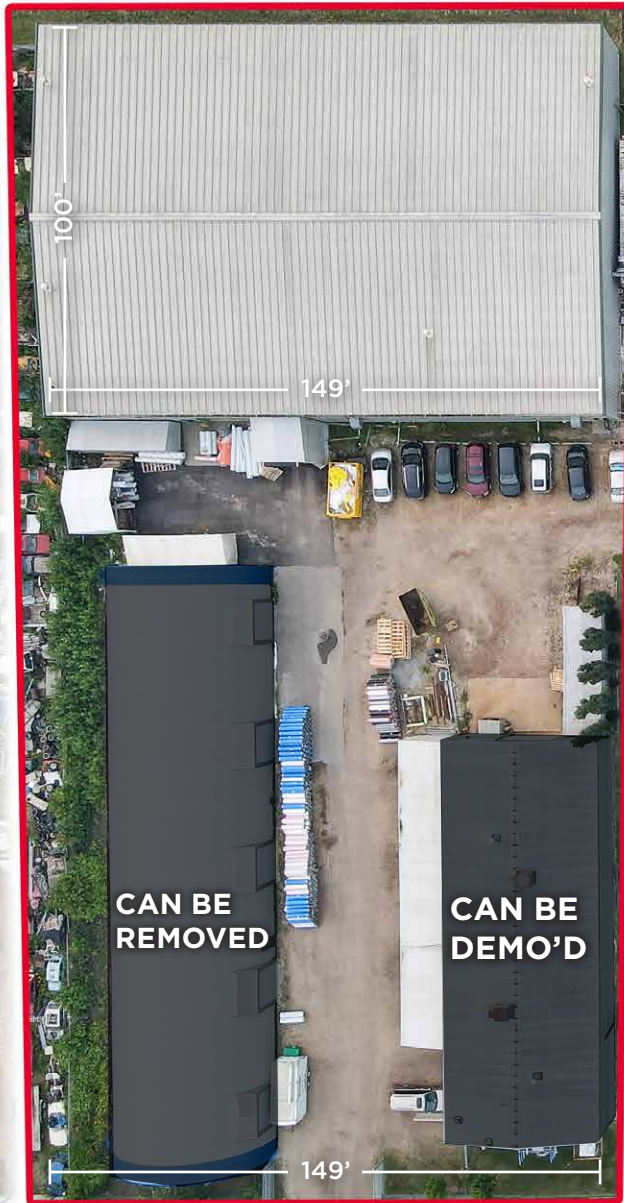


Vehicles per Day

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



**CUSHMAN &
WAKEFIELD**
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