

FOR SALE

KERR BUILDING

**Freestanding Office
Warehouse Building & Yard**

9329 62 Avenue, Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Chris Sieben
Partner
780 720 0227
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PROPERTY HIGHLIGHTS

- Fully paved parking and yard area
- Located in Rosedale Industrial Park
- 800 SF low ceiling mezzanine not included in GLA
- Close proximity to arterial roads (82 Avenue, Whitemud Drive, Sherwood Park Freeway)

PROPERTY DETAILS

MUNICIPAL ADDRESS

9329 62 Avenue,
Edmonton, AB

LEGAL DESCRIPTION

Plan 4524TR, Block 5, Lot 6D

MARKET:

Rosedale Industrial Park

SITE SIZE:

0.9 Acres

LEASABLE AREA:

14,903 SF

LOADING DOORS:

(2) Grade

CLEAR HEIGHT:

17.25'

ZONING:

IH - (Heavy Industrial)

PARKING:

Along building frontage

TAXES:

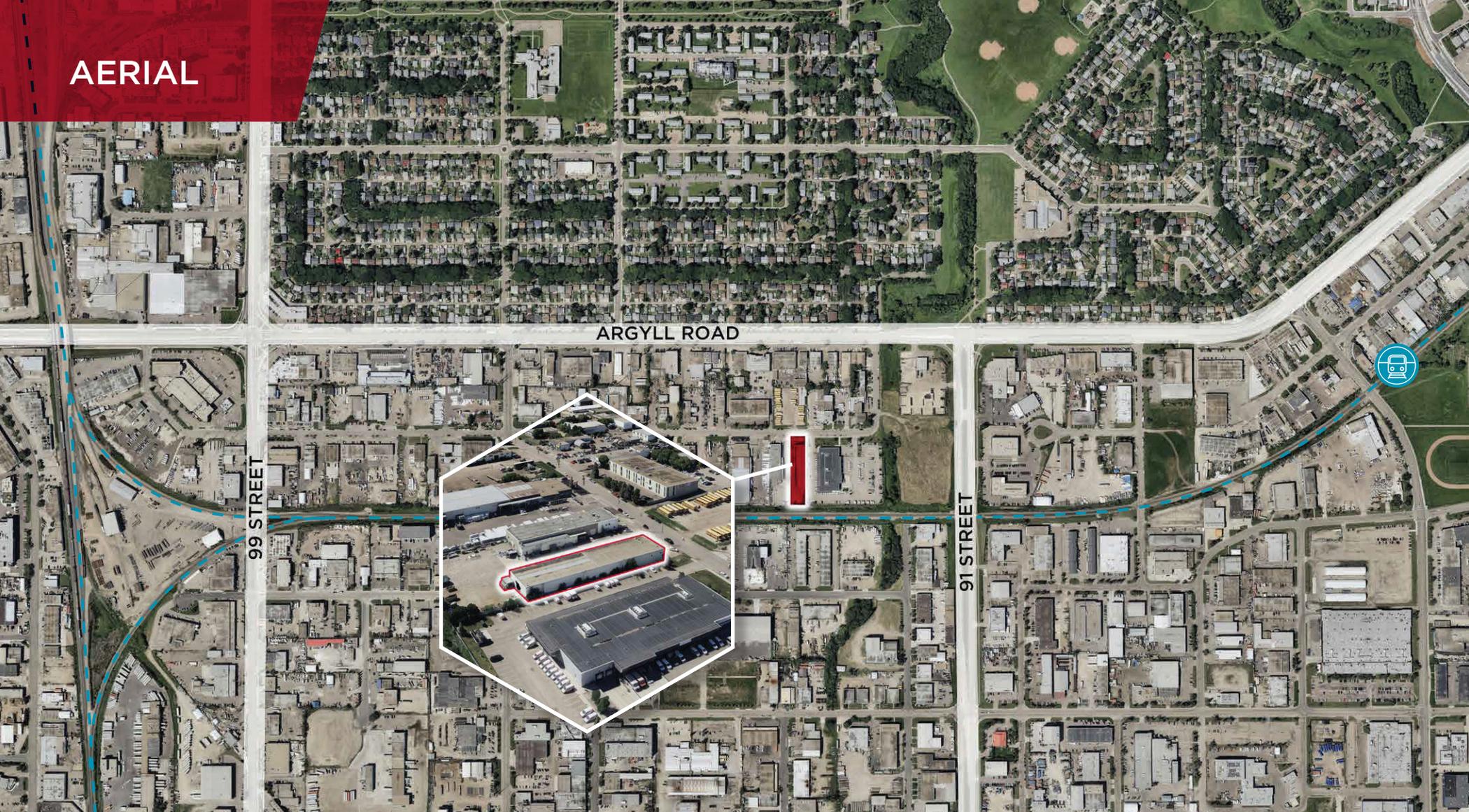
\$58,668.68 (2024)



SALE PRICE:

\$2,195,000

AERIAL



DEMOGRAPHICS



POPULATION

1km	3km	5km
3,032	47,405	155,410



HOUSEHOLDS

1km	3km	5km
1,291	21,100	67,470



AVERAGE INCOME

1km	3km	5km
\$125,410	\$112,078	\$117,636



VEHICLES PER DAY

24,900 on 63 Avenue
21,900 on 99 Street
21,000 on 91 Street



 **CUSHMAN &
WAKEFIELD**
Edmonton

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