

**PRICE REDUCED**

**HEAVY POWER  
MULTIPLE CRANES**

**FOR SALE/LEASE**

# HEAVY MANUFACTURING FACILITY

7504 52 Street  
Edmonton, AB

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# PROPERTY HIGHLIGHTS

- Two buildings consisting of office and warehouse for a total of 35,963 SF
- Excellent access to 50th Street, Sherwood Park Freeway, Whitemud Drive and Anthony Henday
- Yard is reinforced concrete
- Heavy power with multiple cranes
- Heated & attached quonset



**Sale Price:**  
~~\$5,200,000 (\$145/SF)~~  
\$4,900,000

**Lease Rate:**  
~~\$9.00/SF~~  
\$8.50/SF



# PROPERTY DETAILS

**Municipal Address:**  
7504 - 52 Street

**Legal Description:**  
Plan 4795RS, Block 3, Lot 4

**Zoning:**  
IM (Medium Industrial)

**Neighbourhood:**  
Davies Industrial East

**Lease Rate:**  
\$9.00/SF

**Available:**  
35,963

**Sale Price:**  
~~\$5,200,000~~  
\$4,900,000

**Taxes (2024):**  
\$124,085.46

**Building 1**  
Total 19,769 SF

**Building 2:**  
Total 16,194 SF

**Total Square Footage**  
35,963 SF

**Land Size**  
2.26 Acres





## BUILDING 1

Shop ±9,759 SF  
Office 5,005 SF  
Storage 5,005 SF  
Total 19,769 SF

**Ceiling Height:**  
21' clear

**Crane:**  
10 Ton bridge crane  
with 3-Ton & 7-Ton Hoist

**Loading:**  
Two Grade (14'W x 16'H)

**Power:**  
800 Amp, 480 Volt (TBC)

**Lighting:**  
LED & Incandescent

**Heating:**  
Radiant Tube  
Make-Up Air Unit

**Offices:**  
13 Private Offices  
Lunchroom  
Boardroom  
Open Reception Area





## BUILDING 2

Shop ±13,291 SF

Office 2,903 SF

Total 16,194 SF

### Ceiling Height:

17' Under Hook

### Crane:

10 Ton Bridge Crane

5 Ton

3 Ton

Bridge - no hoist

### Loading:

Dual Hinge Grade

13' 7" W x 14' 6" H (West)

OH Grade 16' W x 16' H (South)

OH Grade 14' W x 16' H (East)

OH Grade 14' x 14'

### Power:

1,200 Amp, 480 Volt  
(TBC)

### Lighting:

LED & Incandescent

### Heating:

Radiant tube &  
forced air

### Office:

Reception

Private Offices

Lunchroom

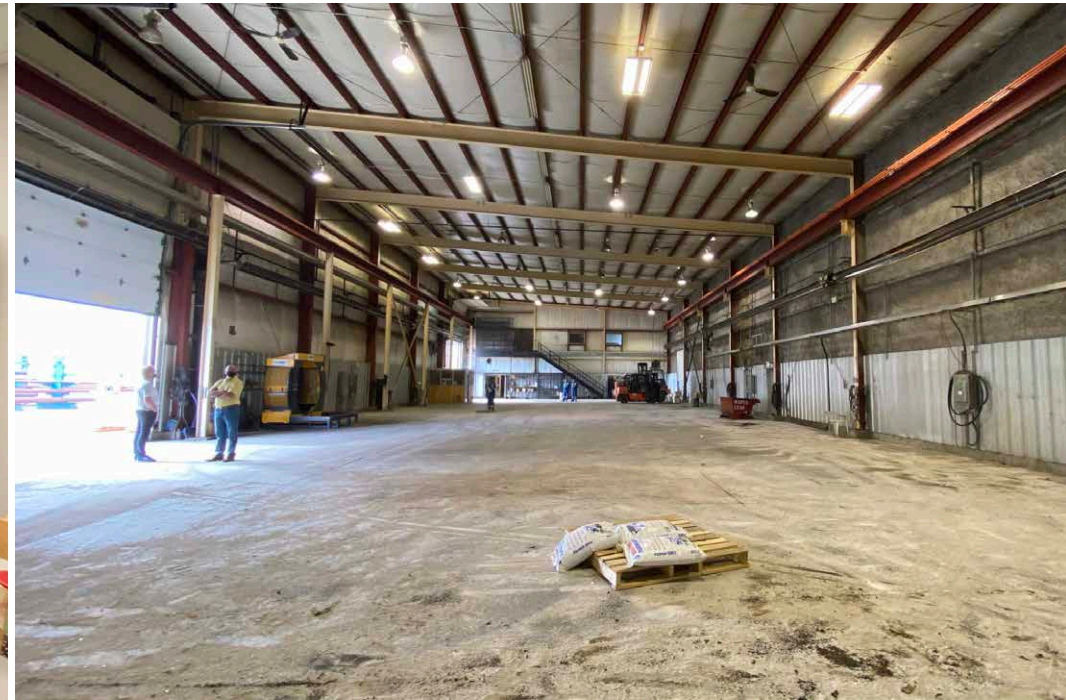
### Heated Quanset

40' x 36'





## INTERIOR PHOTOS



## EXTERIOR PHOTOS





# PROPERTY PHOTOS

OFFICE



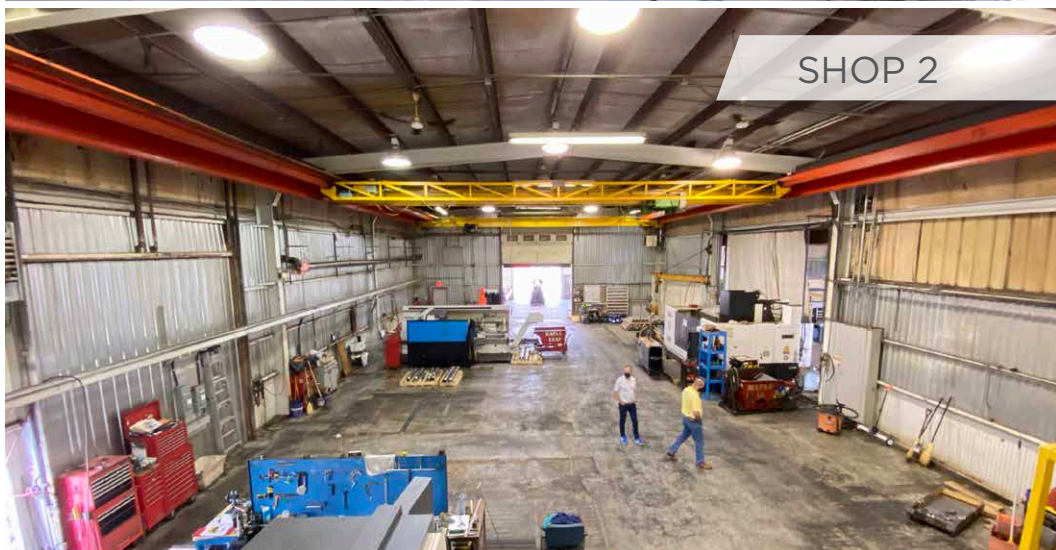
SHOP 1



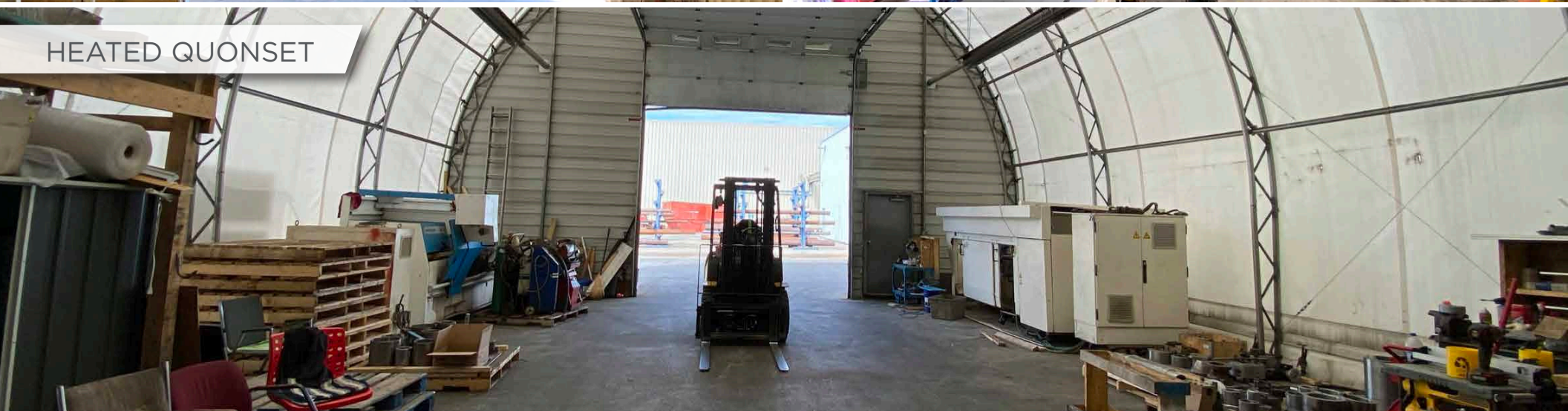
SHOP 2



SHOP 2



HEATED QUONSET



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