

FOR SALE

BRAND-NEW INDUSTRIAL SHOP WITH PRIME YELLOWHEAD EXPOSURE

1855 121 Avenue NE
Edmonton, AB



YELLOWHEAD HIGHWAY (46,543 VPD)

BROADMOOR BOULEVARD (6,431 VPD)



YELLOWHEAD HIGHWAY EXPOSURE
& PRIME LOCATION

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PROPERTY HIGHLIGHTS

- Highly visible location along Yellowhead Trail with excellent access from 17th Street.
- Private drive aisle for easy transport and logistics operations.
- Ideal for transport, logistics, and reload users, including freight carriers, distribution, last-mile delivery services, warehousing operations.
- The property's layout and accessibility make it well-suited for businesses requiring efficient truck access, short-term storage, and seamless product transfers.
- 5,500 SF brand-new shop with customizable space.
- Shop slab and office to be built out – options available for as-is purchase or completed build-out.
- Contact agent for pricing and customization details.

PROPERTY PHOTOS



PROPERTY DETAILS

Municipal Address:

1855 121 Ave NE,
Edmonton AB

Legal Description:

Plan 0928437, Block 3, Lot 3B

Zoning:

Medium Industrial (IM)

Year Built:

2024/2025

Market:

Clover Bar Area

Site Size:

2.77 Acres

Area:

Main Floor Office: 1,200 SF

Warehouse: 5,500 SF

Total: 6,700 SF

Power:

TBC

Loading Doors:

(4) Grade 16' x 16'

Lighting:

LED

Heating:

Radiant Tube

Clear Height:

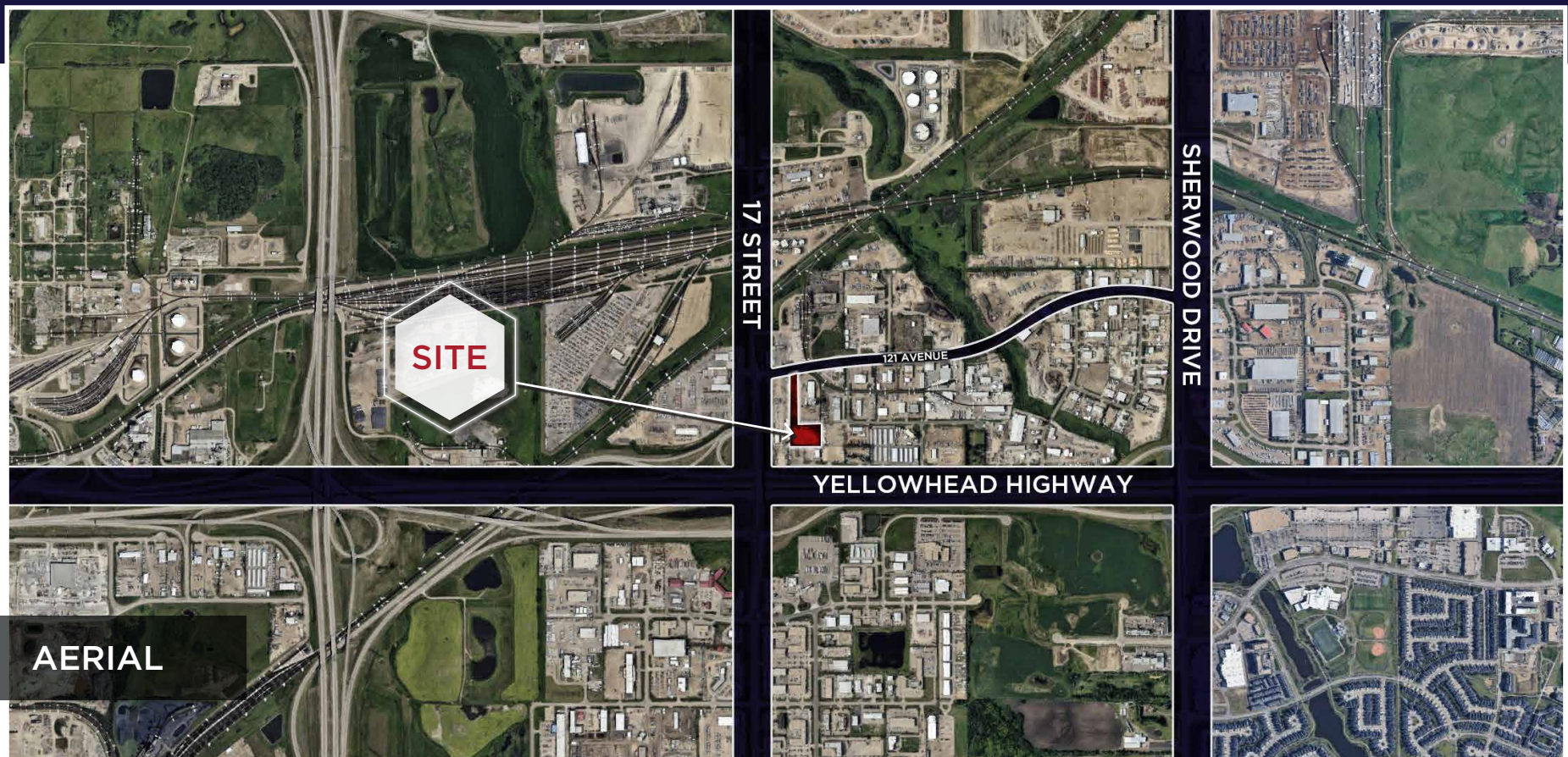
24'

Sale Price:

\$2,600,000

Taxes:

\$36,055.95 (2024)





**CUSHMAN &
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