CUSHMAN & WAKEFIELD
Edmonton

PRICE REDUCED

FOR SALE

AWG INDUSTRIAL FACILITY



11634/11638 156 Street
Edmonton, Alberta

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PROPERTY HIGHLIGHTS

- High exposure to 156 Street
- Fully paved site
- 26,497 SF total building area
- Fully fenced site
- Office lunch room
- Shop lunch room
- Second floor office
- Clear span shop
- Drive through capability
- Owner may consider leasing to select tenants



PROPERTY DETAILS

MUNICIPAL ADDRESS
11634/11638 - 156 Street
Edmonton, AB

LEGAL DESCRIPTION
Lot 8, Block 3, Plan 7922760

ZONING
IM - Medium Industrial

LAND SIZE
± 1.5 Acres

BUILDING SIZE

11634:
Office: 1,785 SF
Mezzanine: 1,625 SF
Warehouse: 14,750 SF

11638:
Main Floor Area: 8,337 SF

Gross Building Area:
26,497 SF

BUILDING AGE
11634 - Built in 1990 - 2004
11638 - Constructed in 1989

EAST BUILDING (11638):

POWER
200 Amp (to be confirmed)

LOADING
9 Grade doors

LIGHTING
Metal Halide

CEILING HEIGHT
Approx. 15'

CONSTRUCTION TYPE
Concrete Block

HEATING/HVAC
Radiant Tube & OH
Gas-Fired Units

OTHER FEATURES
- Dual Compartment Sump
- Trench Drains
- Drive-Thru Loading
- Clear Span Shop
- Front Service Area

WEST BUILDING (11634):

POWER
400 Amp (to be confirmed)

LOADING
2 Grade doors

LIGHTING
Metal Halide & Fluorescent

CEILING HEIGHT
Approx. 20'

CONSTRUCTION TYPE
Pre-Engineered Steel &
Insulated Metal Clad

HEATING/HVAC
Radiant Tube & OH
Gas-Fired Units

OTHER FEATURES
- Good Clear Ceiling Height
- Clear Span Shop
- Large Improved Office
- Mezzanine
- Trench drains

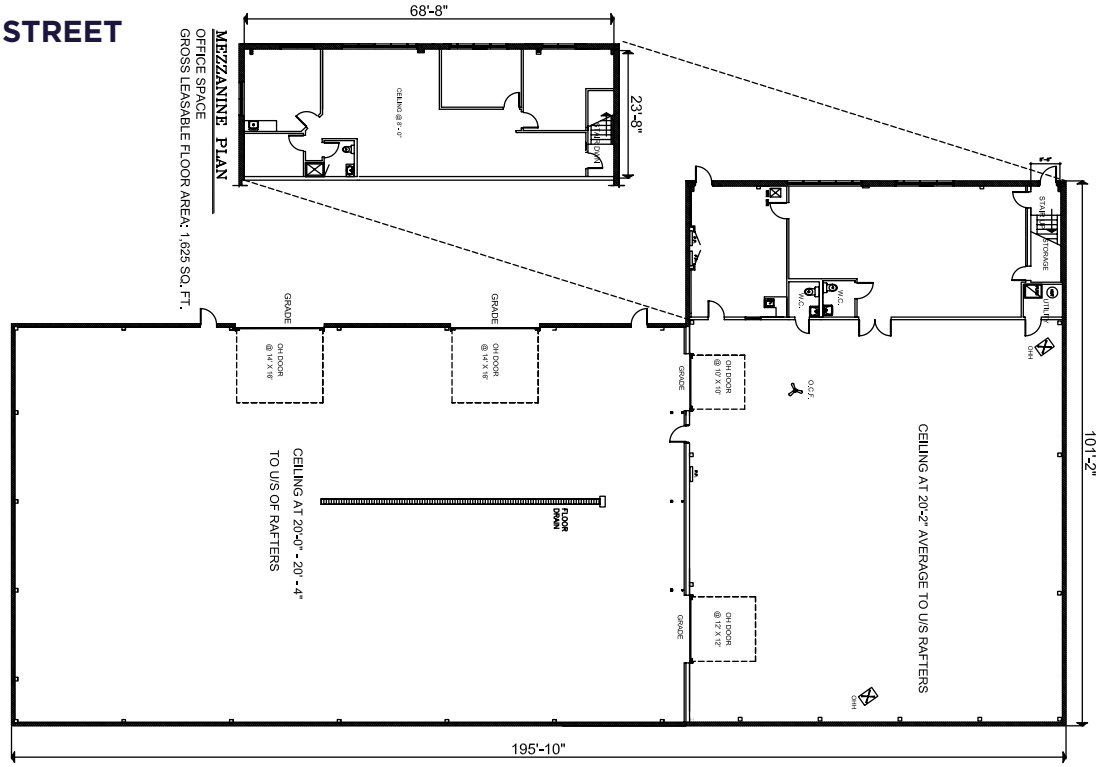
Sale Price Reduced:
$4,950,000

Taxes:
$110,787.56 (2026)



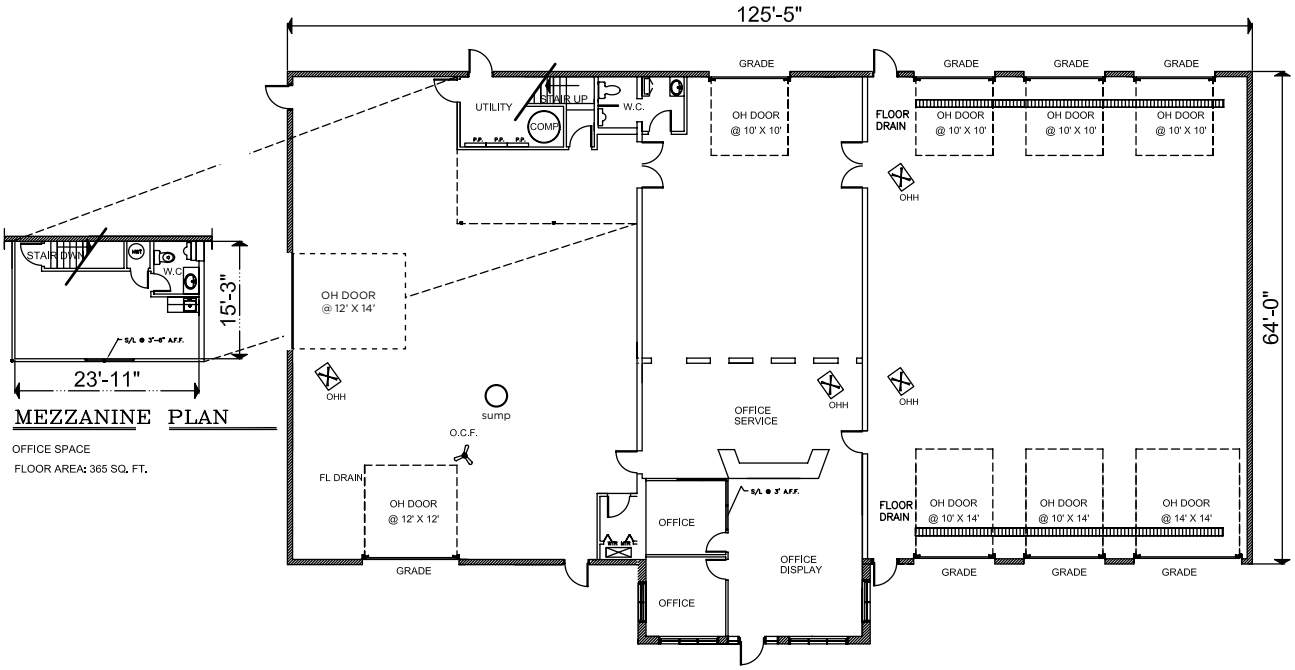
FLOOR **PLANS**

11634 156 STREET



11638 156 STREET

GROSS BUILDING AREA UM OF ALL
GROSS FLOOR AREAS.
TOTAL EXTERIOR AREA OF BUILDING



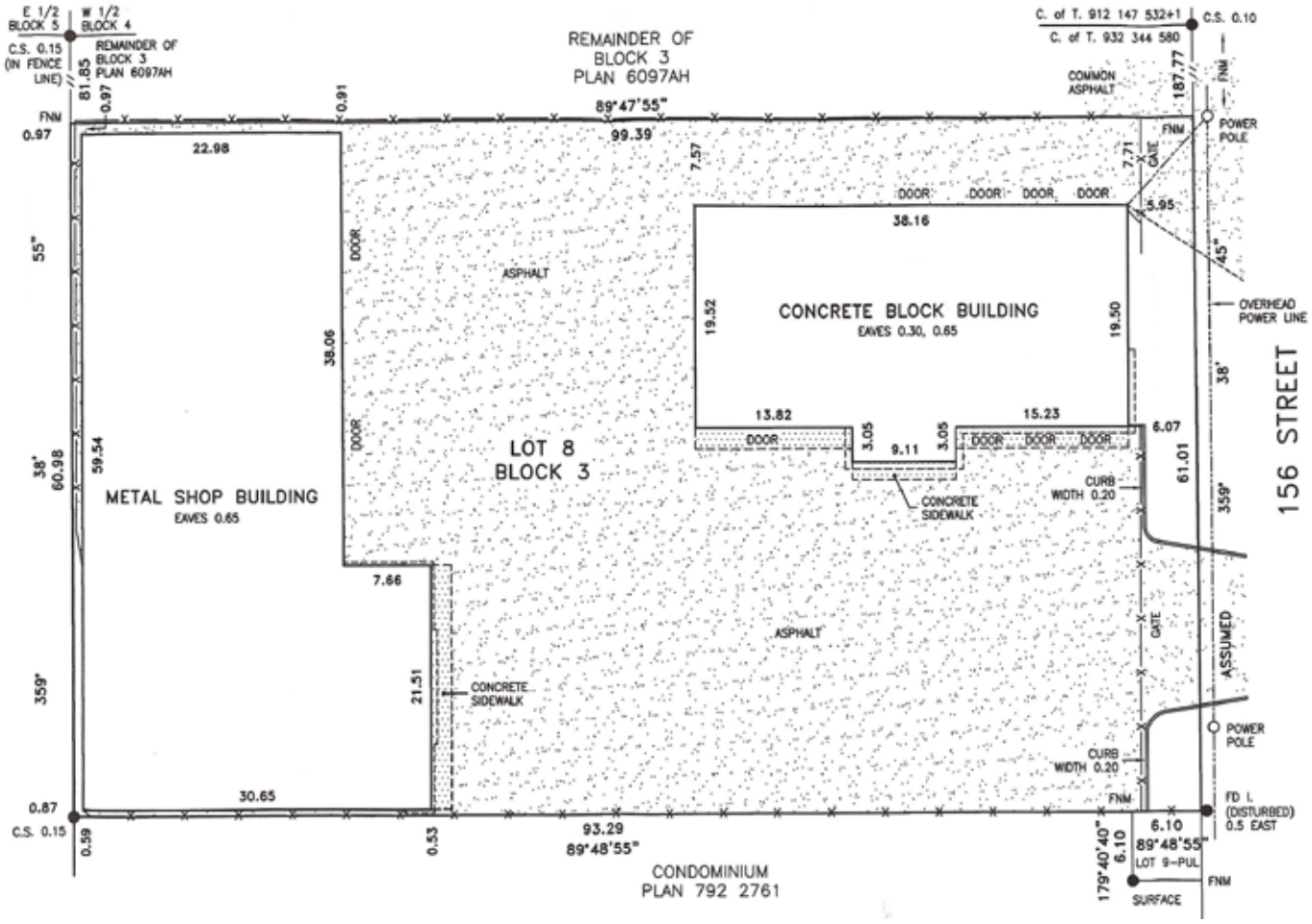
MEZZANINE PLAN

OFFICE SPACE
FLOOR AREA: 365 SQ. FT.

AERIAL


YELLOWHEAD TRAIL
156 STREET
116 AVENUE
118 AVENUE
156 STREET
116 AVENUE

SURVEY **PLAN**





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