

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
- 26,460 SF total building area
- Fully fenced site
- Office lunch room
- Shop lunch room
- Second floor office
- Clear span shop
- Drive through capability



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 (65,265 SF)

BUILDING SIZE

11634:
Original Area 7,035 SF
Addition 9,375 SF
Main Floor Area 16,410 SF
Add: Mezzanine 1,750 SF
Gross area 18,160 SF

11638:
Ground Area 8,300 SF
Gross Area of Project: 26,460 SF

POWER
400 AMP

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

EAST BUILDING (11638):

POWER
400 Amp (to be confirmed)

LOADING
8 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

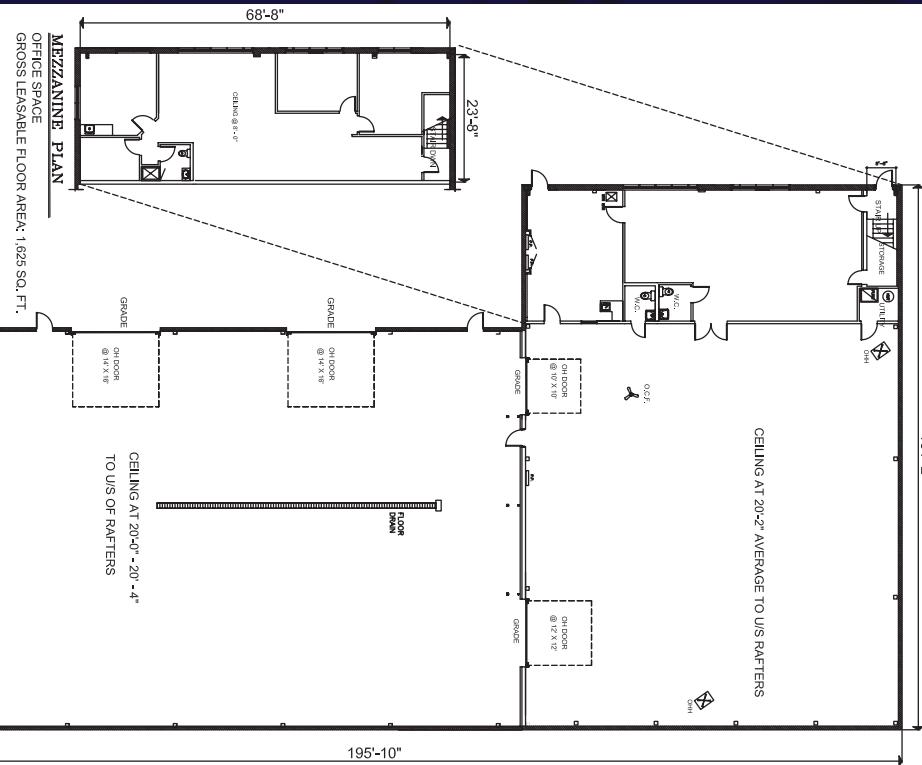
**Sale Price Reduced:
\$4,950,000**

**Taxes:
\$97,652.85 (2025)**

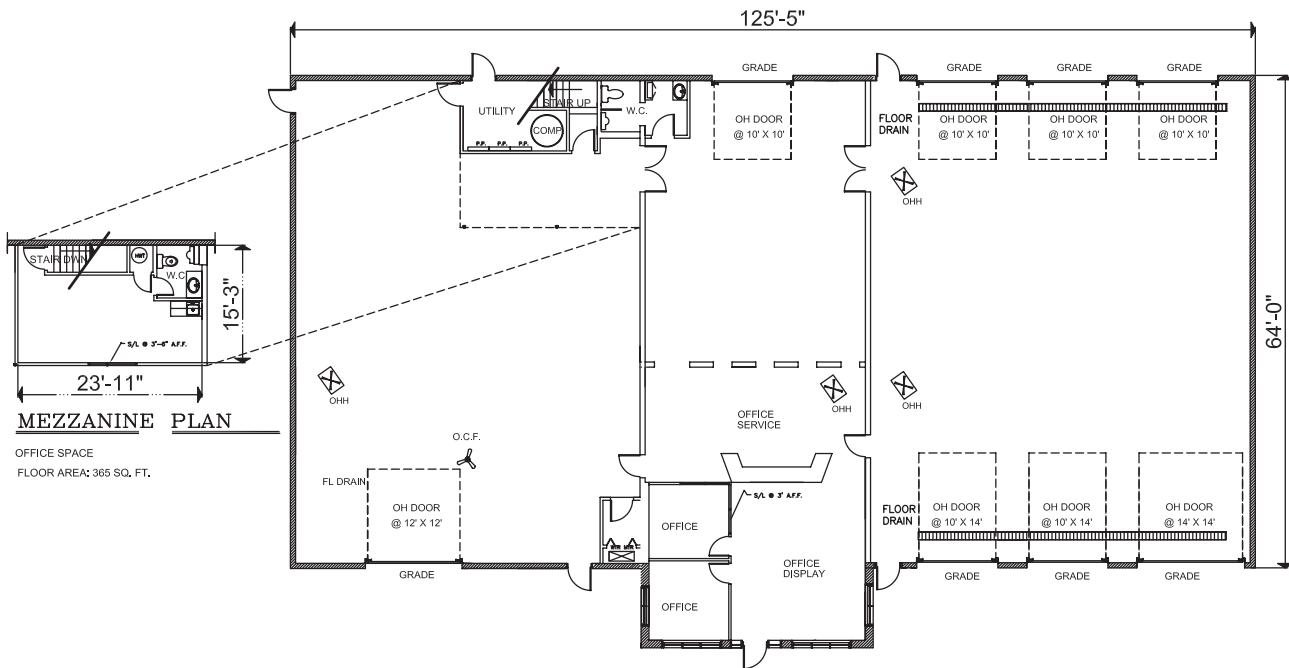


FLOOR PLANS

11634 156 STREET



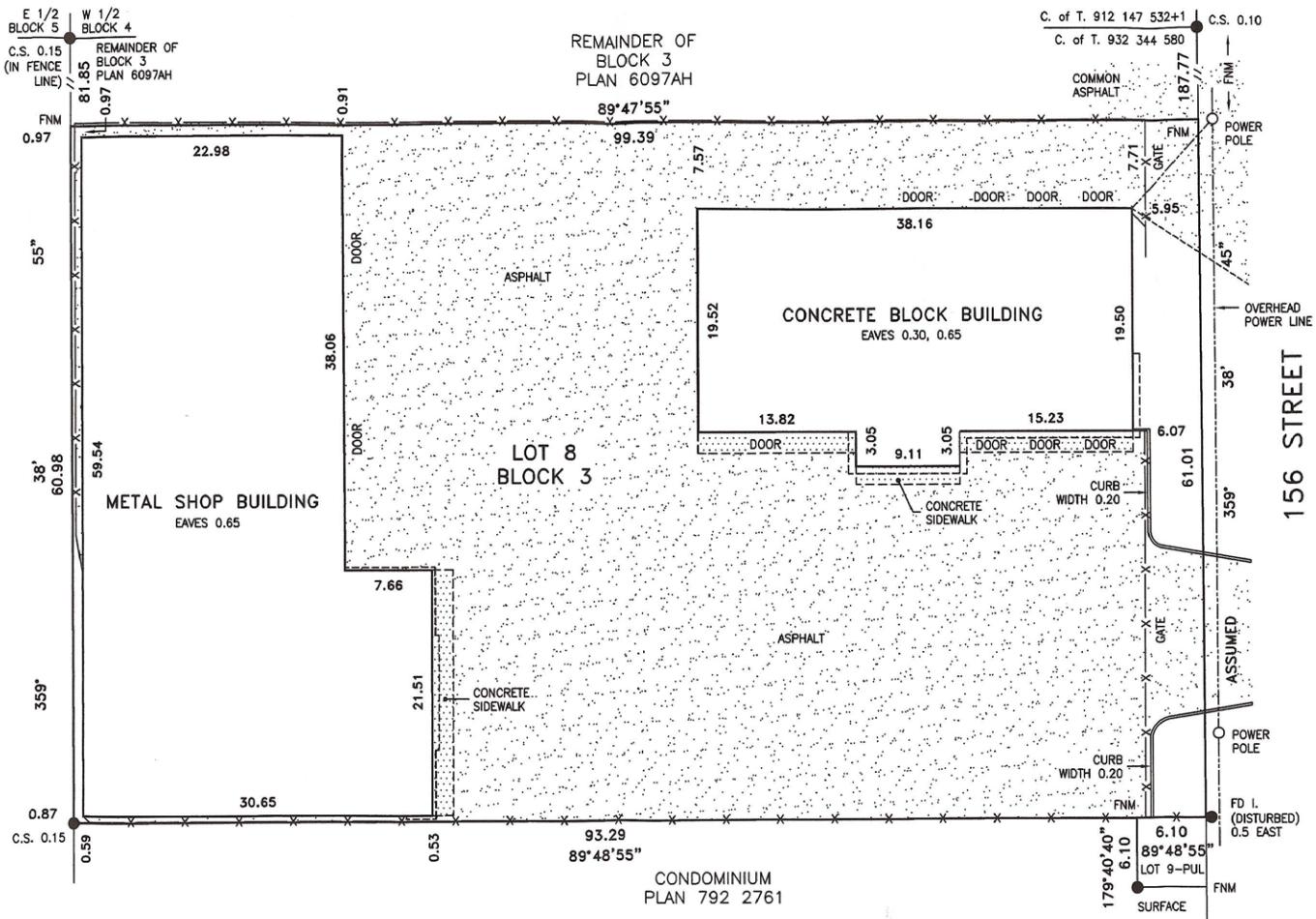
11638 156 STREET



AERIAL



SURVEY PLAN



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