FOR SALE

FREESTANDING DOCK & GRADE BUILDING ON 5.53 ACRES

14840 134 Avenue NW, Edmonton, AB

34,995 SF ON 5.53 ACRES

PRICE: $5,950,000

PRICE REDUCED

OWNER USER OR INVESTMENT OPPORTUNITY



CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Rare NW distribution maintenance facility
- Fully fenced and secured yard
- Dock & grade loading
- Adjacent to CN Rail with potential to reactivate former rail spur
- 2,800 SF Food Grade Cooler Space

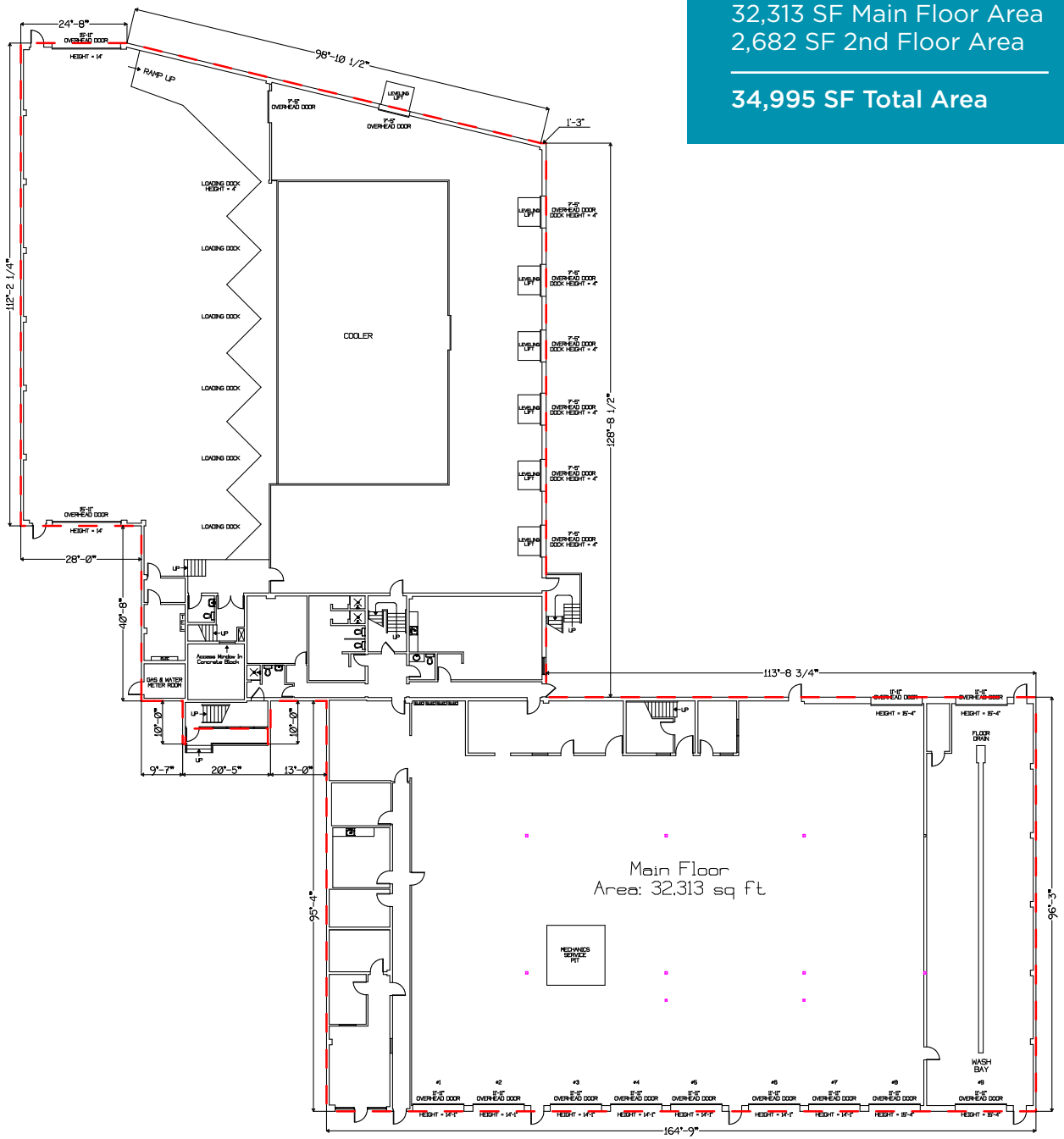
PROPERTY DETAILS

MUNICIPAL ADDRESS	14840 134 Avenue NW Edmonton, AB
LEGAL DESCRIPTION	Plan 0321923, Lot 7, Block 14
ZONING	IM - Industrial Medium
NEIGHBOURHOOD	Bonaventure Industrial
BUILDING SIZE	32,313 SF Main Floor Area 2,682 SF Developed Office **34,995 SF Total Area**
BUILT	1976; renovated and expanded thereafter
PROPERTY TAX ASSESSMENT 2025	$143,977.73
SIZE	5.53 Acres
POWER	1,200 Amp, 120.208V, 3 Phase Service (TBC)
HEATING	OH Heating Units & Radiant Tube
CONSTRUCTION	Concrete Block
LOADING	(12) 12’ x 14’ OH Grade; (7) Dock w/ Levellers
CLEAR HEIGHT	15’ to 20’ under deck
LIGHTING	Metal Halide





ASKING PRICE:
$5,950,000
($170.00 / SF)



32,313 SF Main Floor Area
2,682 SF 2nd Floor Area

34,995 SF Total Area

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