

FOR SALE

FREESTANDING DOCK & GRADE BUILDING ON 5.53 ACRES

14840 134 Avenue NW, Edmonton, AB
34,995 SF ON 5.53 ACRES



PRICE: \$6,300,000.00

OWNER USER 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
- 15,857 SF Leased Until 2027
- 2,800 SF Food Grade Cooler Space

PROPERTY DETAILS

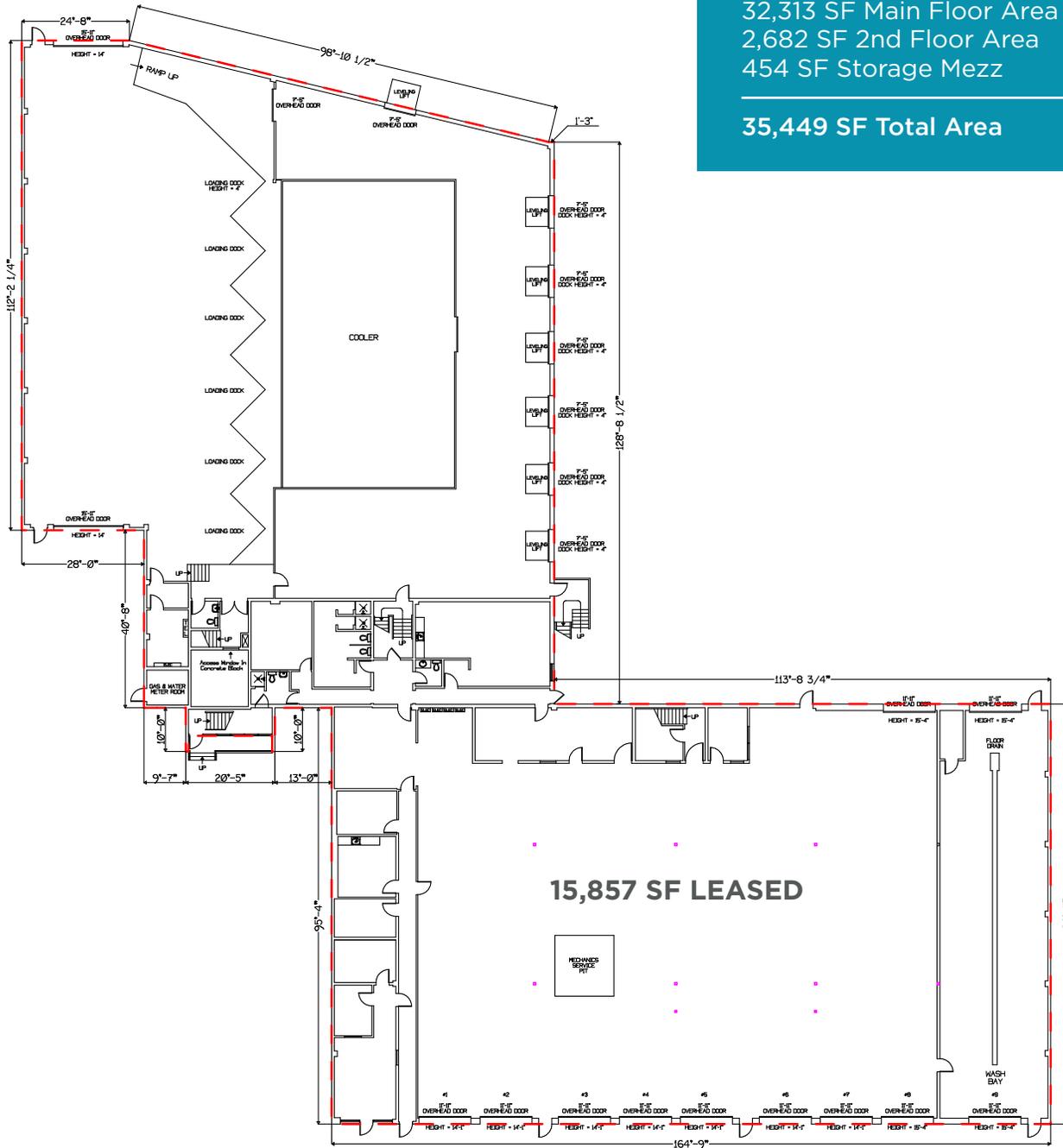
MUNICIPAL ADDRESS	14840 134 Avenue NW Edmonton, AB
LEGAL DESCRIPTION	Plan 0321923, Lot 7, Block 14
ZONING	IM - Industrial Medium
NEIGHBOURHOOD	Bonaventure Industrial
BUILDING SIZE	32,313 SF Main Floor Area 2,682 SF Developed Office 454 SF Storage Mezz <hr/> 35,449 SF Total Area
BUILT	1976; renovated 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:
\$6,300,000
(\$182.00 PER SF)

32,313 SF Main Floor Area
 2,682 SF 2nd Floor Area
 454 SF Storage Mezz

35,449 SF Total Area



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