



**FOR SALE**

# **2461 76 AVENUE EDMONTON, AB**

**INCOME GENERATING WITH  
FUTURE DEVELOPMENT POTENTIAL  
70,700 SF ON 21.98 ACRES**

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# OPPORTUNITY

The Property, located at 2461 76 Avenue, Edmonton, is a 21.98-acre industrial site that presents a prime investment opportunity, featuring multiple income-generating buildings and significant future development potential. With a subdivision concept plan already designed, investors will be able to capitalize on a well-structured strategy for maximizing returns.

Zoned for medium industrial use, the property is currently utilized for a range of businesses and is well suited for developers, and investors looking to leverage Edmonton's growing industrial market. With strategic access to major transportation routes, it offers both long-term investment security and short-term resale opportunities. Existing infrastructure and servicing further enhance its development potential.

As Edmonton's industrial sector continues to expand, this property provides flexible exit strategies—whether holding for steady income, redeveloping for owner use, or selling subdivided parcels at a premium.

- +/-70,700 SF Over 4 Buildings
- 21.98 Acres
- Currently Generating +/- 1.3MIL in Net Income
- Five Lot Subdivision Concept Plan
- Existing designs for additional +/-72,000 SF building

**Contact for Further Information**





SHERWOOD PARK FREEWAY

76 AVENUE

BUILDING 1

BUILDING 2

BUILDING 3

17 STREET

BUILDING 4

FUTURE 70TH AVENUE CONNECTION

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

2461 76 Avenue, Edmonton, AB

## LEGAL DESCRIPTION

NE-19-52-23-4

## DISTRICT

Southeast Industrial

## ZONING

IM (Medium Industrial)

## YEAR BUILT

2004 / 2014

## SITE SIZE

+/- 21.98 Acres

## TOTAL RENTABLE AREA

Building 1: 22,600 SF

Building 2: 12,000 SF

Building 3: 23,600 SF

Building 4: 12,500 SF

**Total: +/- 70,700 SF**

## CITY ASSESSMENT

\$13,337,500 (2025)

## PROPERTY TAXES

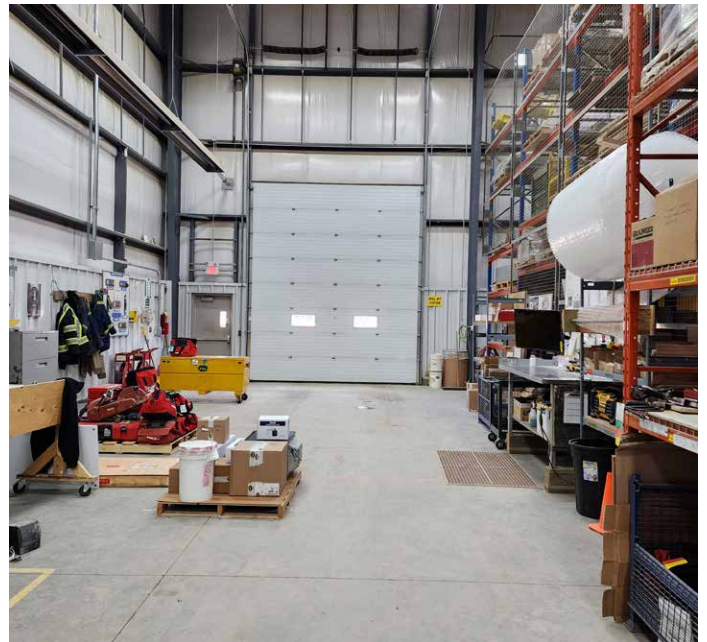
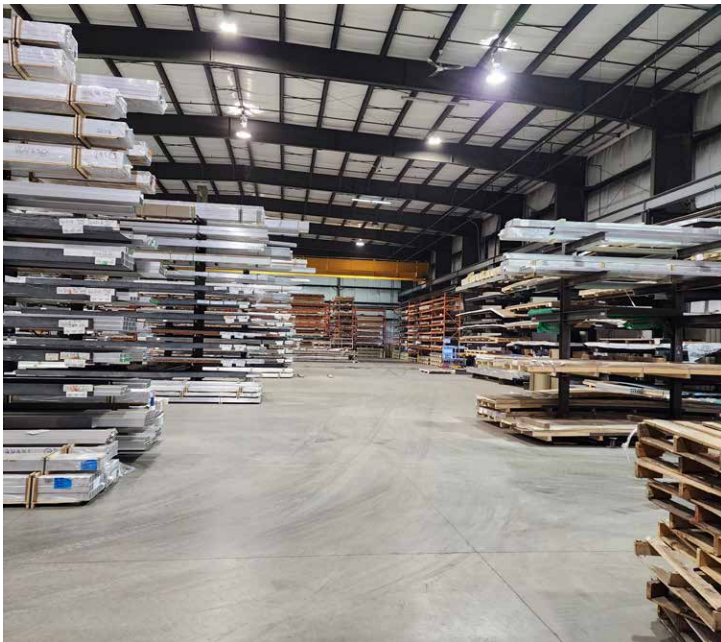
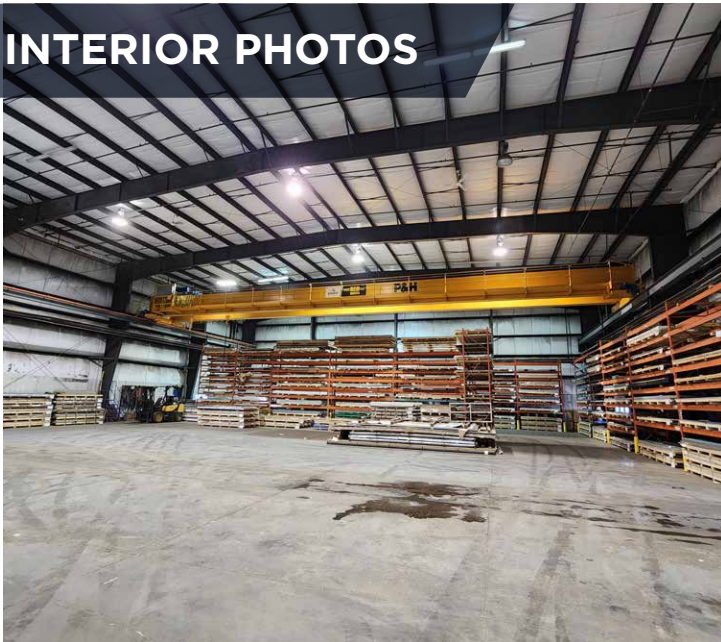
\$357,853.12 (2025)

## ASKING PRICE

**\$15,750,000**



## INTERIOR PHOTOS



**Net rent \$1,474,292/ Annum (April 2025)**



**Four long term tenants make up 70% of the annual income**



**Multiple users leasing portions of buildings & land make up the remaining 30% of the income**



**Subdivision concept plans create legal entities for each building**



**Concept plan for Building 5 - 72,000 SF grade loading at the southern part of the site**



## SUBDIVISION & DEVELOPMENT OPPORTUNITY

This site's subdivision potential creates a compelling opportunity for developers to maximize value by selling individual parcels or developing in phases. With a subdivision plan already in place, investors can capitalize on Edmonton's strong industrial demand while benefiting from existing income, infrastructure, and servicing. This flexibility allows for a phased approach to development, optimizing returns while reducing upfront costs.







8 MINUTES FROM  
STRATHCONA OIL  
REFINERY

12 MINUTES FROM  
SUNCOR ENERGY  
REFINERY

19 MINUTES FROM  
EDMONTON ENERGY AND  
TECHNOLOGY PARK

SHERWOOD PARK  
FREEWAY

18 MINUTES FROM  
DOWNTOWN

CN RAIL

4 MINUTES FROM  
ANTHONY HENDAY  
DRIVE

12 MINUTES FROM  
SHERWOOD PARK

**LOCATOR**



# MARKET INFORMATION

This development is located in the Southeast Edmonton, with the industrial submarket boasting over 47.5 Million SF, the second largest submarket in Edmonton.

The overall vacancy rate in the Southeast Edmonton Industrial Market is 3.10% down 100 basis points Year-Over-Year.

The Southeast Edmonton Industrial Market continues to see demand, and is expected to see Cornerstone Business Park Building E to be added to the region by the end of 2025.

Average Gross rents have increased in the Southeast Edmonton Industrial Market year over year by 4.6%.

Southeast Edmonton had an average land sale price per acre of \$859,318 in 2024.

Southeast Edmonton had an average land asking price per acre of \$818,711 in 2025.

## MARKET FUNDAMENTALS

	YOY Chg	Outlook
<b>3.0%</b> Vacancy Rate	▼	▲
<b>2.96M</b> YTD Net Absorption, SF	▲	▼
<b>\$11.10</b> Asking Rent, PSF (Overall, Net Asking Rent)	▲	—

## ECONOMIC INDICATORS

	YOY Chg	Outlook
<b>881.9K</b> Edmonton Employment	▲	▲
<b>7.4%</b> Edmonton Unemployment Rate	▲	—
<b>6.7%</b> Canada Unemployment Rate	▲	—

Source: Statistics Canada, The City of Edmonton





REQUEST FURTHER INFO &  
SCHEDULE A SITE VISIT TODAY

EMAIL US

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