

15362 114 AVENUE NW

Edmonton, Alberta

4,500 SF FREESTANDING BUILDING

EXCELLENT OPPORTUNITY

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 5, 2025

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedmonton.com

Kurt Paull, SIOR®
Partner
780 932 0578
kurt.paull@cwedmonton.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedmonton.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com



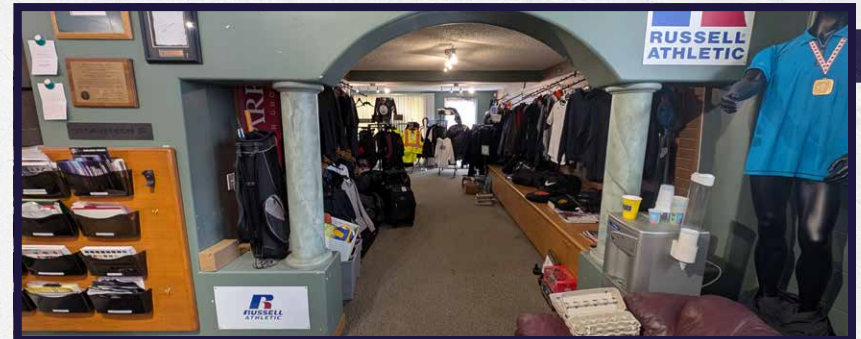
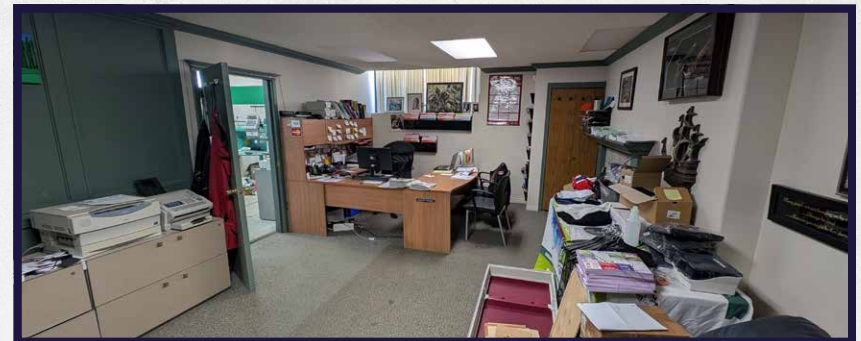
PROPERTY HIGHLIGHTS

- Rare 4,500 SF freestanding building on 0.29 Acres
- Excellent owner user or investment opportunity
- Great flexibility for a buyer to either use the whole space or split in half and lease out a portion
- Operating business and/or assets available for sale (operating for 25 years)
- Two small bays with office/showroom in the front
- Great exposure to 114 Avenue
- Easy access to 156 Street, 111 Avenue, 170 Street and Yellowhead Trail
- Built out mezzanine with 3 offices

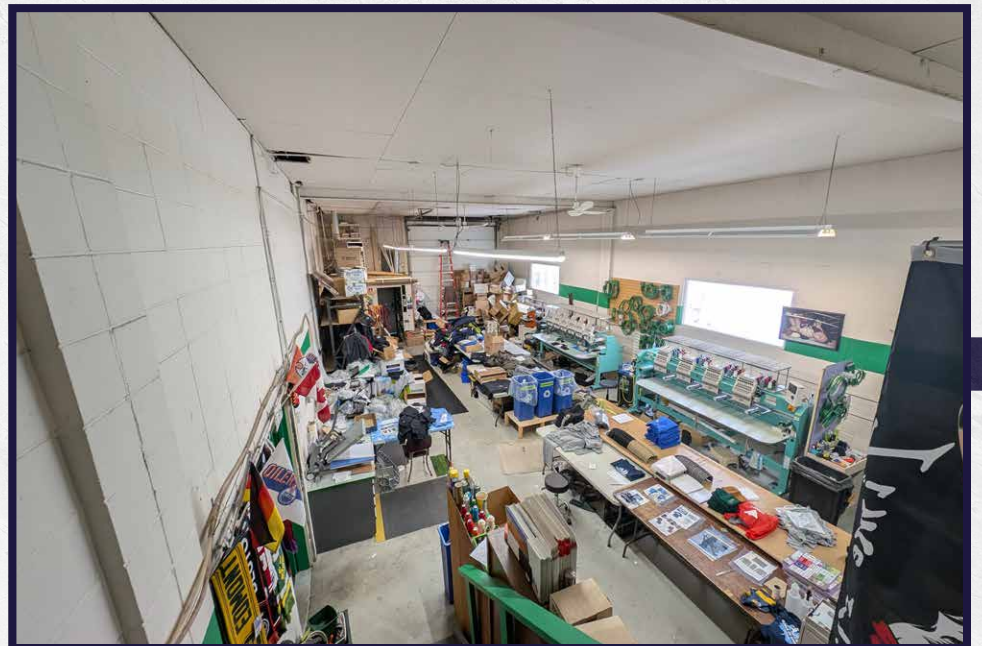
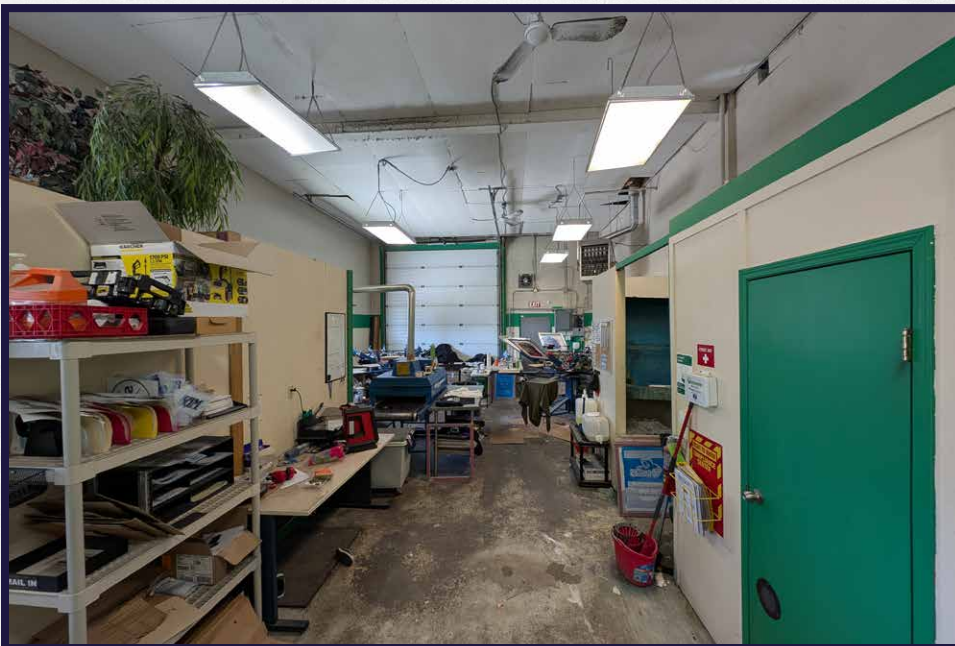
PROPERTY DETAILS

MUNICIPAL ADDRESS	15362 114 AVENUE NW EDMONTON, AB
LEGAL DESCRIPTION	PLAN 4548NY, BLOCK 21, LOT D
YEAR BUILT	1966
MARKET	IM - INDUSTRIAL MEDIUM
SITE SIZE	0.29 ACRES
SITE COVERAGE RATIO	37.2%
LEASABLE AREA	APPROXIMATELY 4,500 SF MEZZANINE NOT INCLUDED IN THE SF
POWER	200 AMP, 3 PHASE
LOADING DOORS	(2) 12' X 14' GRADE
HEATING	BOILER, OVERHEAD HEATER
WAREHOUSE HEIGHT	15' CLEAR
TAXES	\$23,313.98 (2024)
AVAILABILITY	IMMEDIATELY

SALE PRICE
\$1,162,000.00



PROPERTY PHOTOS





Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 5, 2025

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Kurt Paull, SIOR®
Partner
780 932 0578
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com