

# **OFFICE/SHOP FACILITY ON 4.99 ACRES**

**10848 214 Street, Edmonton, AB**

**CONTIGUOUS ACCESS BETWEEN BUILDINGS VIA PEDWAY**

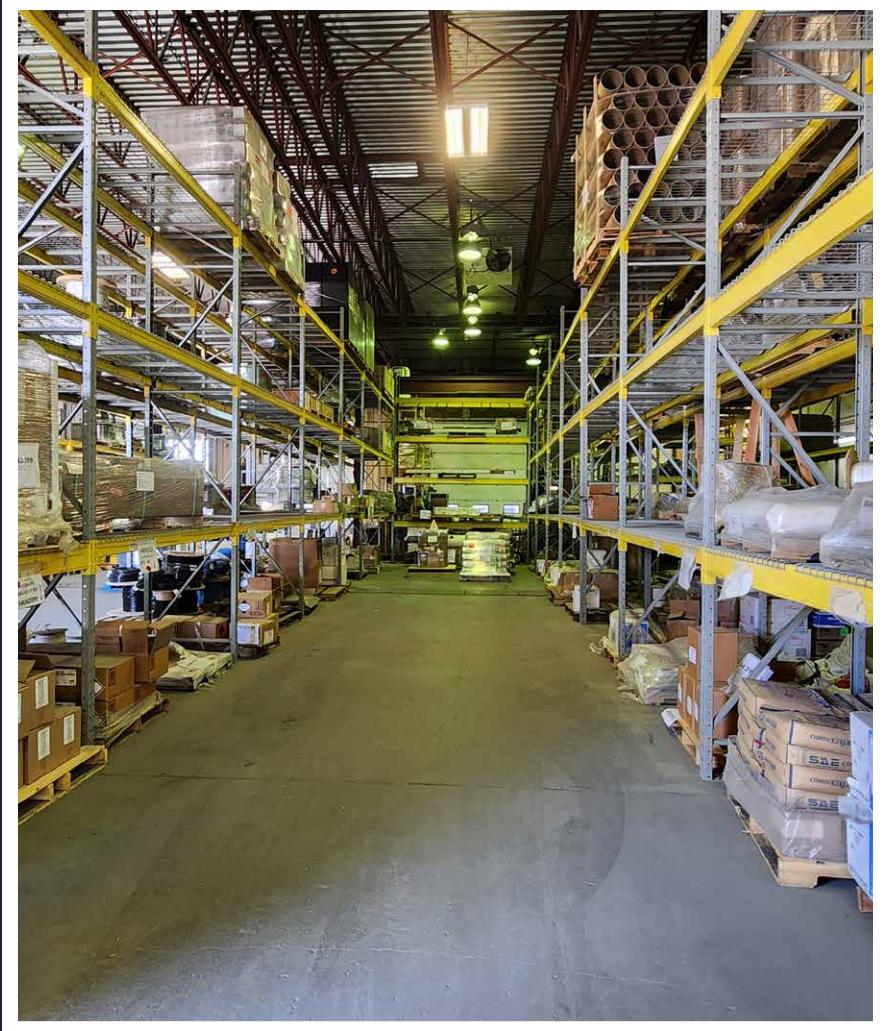
**FUNCTIONAL SHOP FACILITIES WITH 4 POINTS OF ACCESS**

**PRICE REDUCED**



# PROPERTY DETAILS

<b>Property Address</b>	10848 214 Street, Edmonton, AB
<b>Legal Description</b>	Plan 2020355, Block 2, Lot 3A
<b>Available Area</b>	North building main floor: 23,640 SF North building second floor: 9,120 SF South building main floor: 19,200 SF South building second floor: 9,000 SF Pedway: 83 SF <b>Total: 61,043 SF</b>
<b>Site Area</b>	4.99 acres (27.9% site coverage)
<b>Zoning</b>	IM (Medium Industrial)
<b>Year Built</b>	1979 with additions in 2019
<b>Ceiling Height</b>	Up to 24' clear
<b>Loading</b>	North: (15) grade (14' x 18' & 10' x 12') South: (2) grade (14' x 10')
<b>Yard</b>	Fenced & graveled
<b>Lighting</b>	Various types throughout
<b>Electrical Service</b>	600 Amp, 240 Volt - to be verified
<b>Parking</b>	±133 stalls, paved & portion energized
<b>Sale Price</b>	<b>\$6,495,000</b>
<b>Lease Rate</b>	From \$8.00 per SF
<b>Property Taxes</b>	\$187,078.45 (2025)
<b>Available</b>	Negotiable
<b>Fire Protection</b>	On site water storage tanks



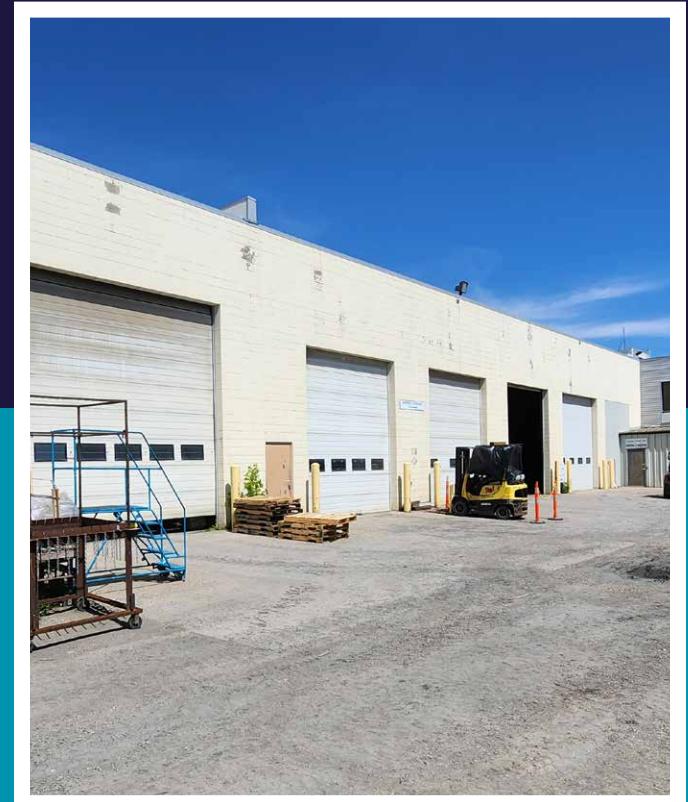
## PROPERTY HIGHLIGHTS

- 2 floors of office (second floor recently renovated)
- Recent HVAC and roof replacements/repairs
- Six (6) drive thru bays (1 additional bay could be converted)
- Crane structure in place (capacity TBD)
- Lunch rooms, locker room, M / L washrooms
- 4 points of egress / access
- Quonset (no heat or electricity)
- Ample staff parking stalls (±161)
- Vendor may consider leaseback of north building

# LOCATION OVERVIEW

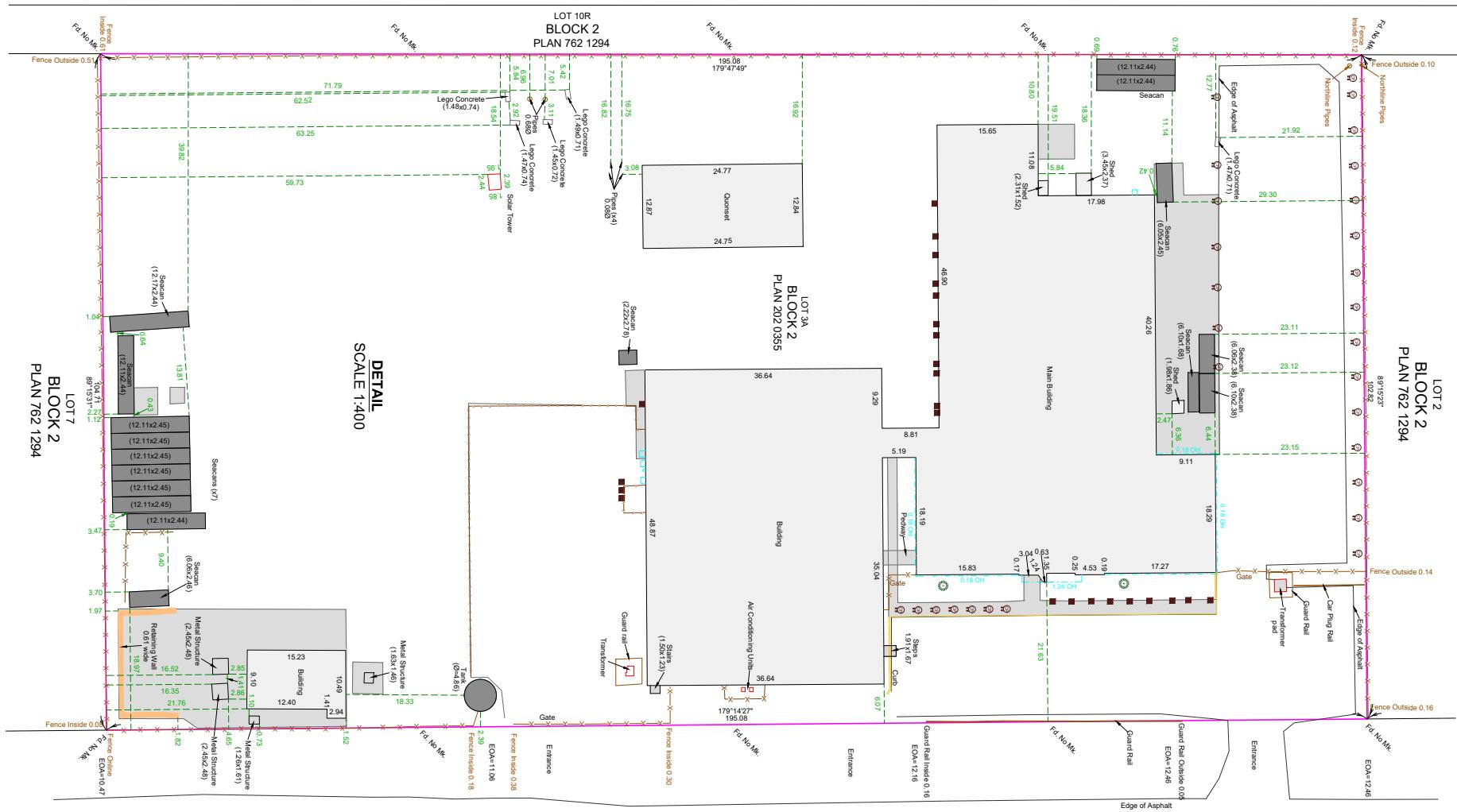
The subject property is situated in the heart of Edmonton's Winterburn Industrial district. This property provides direct exposure to Winterburn Road and excellent access to the main transportation roads in the Edmonton region. These roads include Highway 16, Highway 16A, and the Anthony Henday Ring Road.

The subject property remains easily accessible from residential neighborhoods and nearby amenities as the City of Edmonton continues to expand the area with new construction projects.

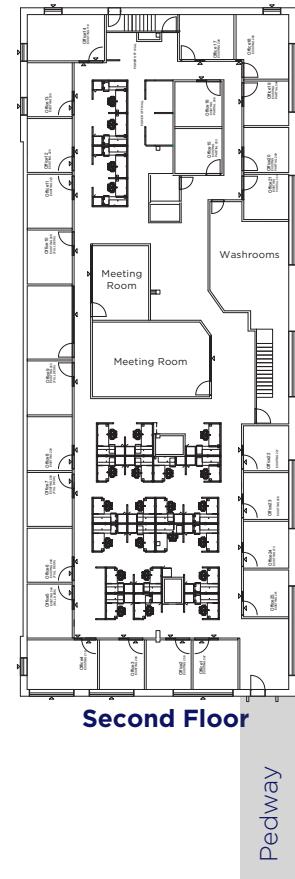
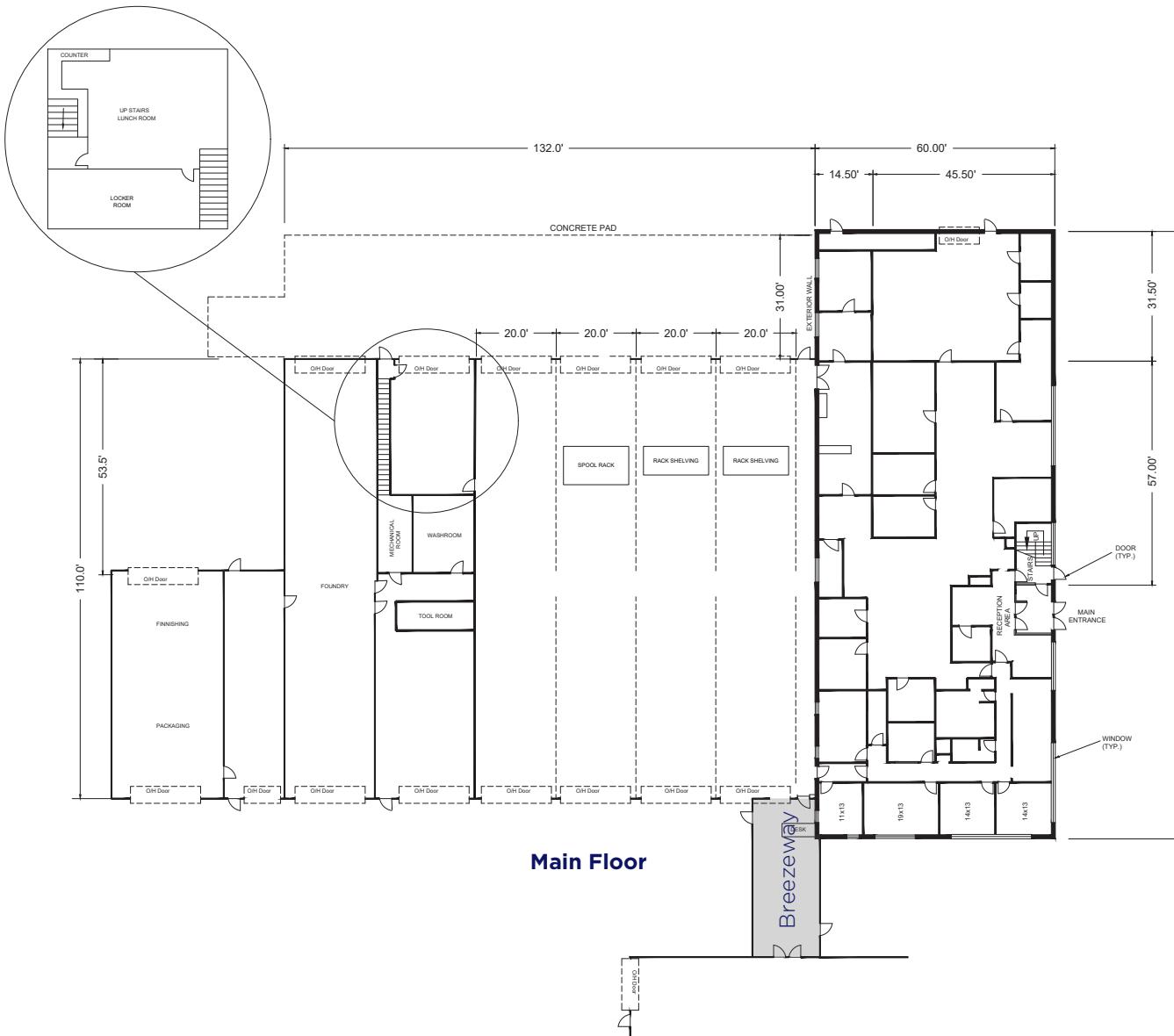


LOCATION	DRIVE TIME
<b>QE II Highway</b>	22 min (26 km)
<b>Edmonton Airport</b>	29 min (41 km)
<b>Leduc</b>	31 min (45 km)
<b>Downtown Edmonton</b>	25 min (18 km)
<b>Red Deer</b>	1h41m (165 km)
<b>Calgary</b>	2h59m (310 km)

# SITE PLAN

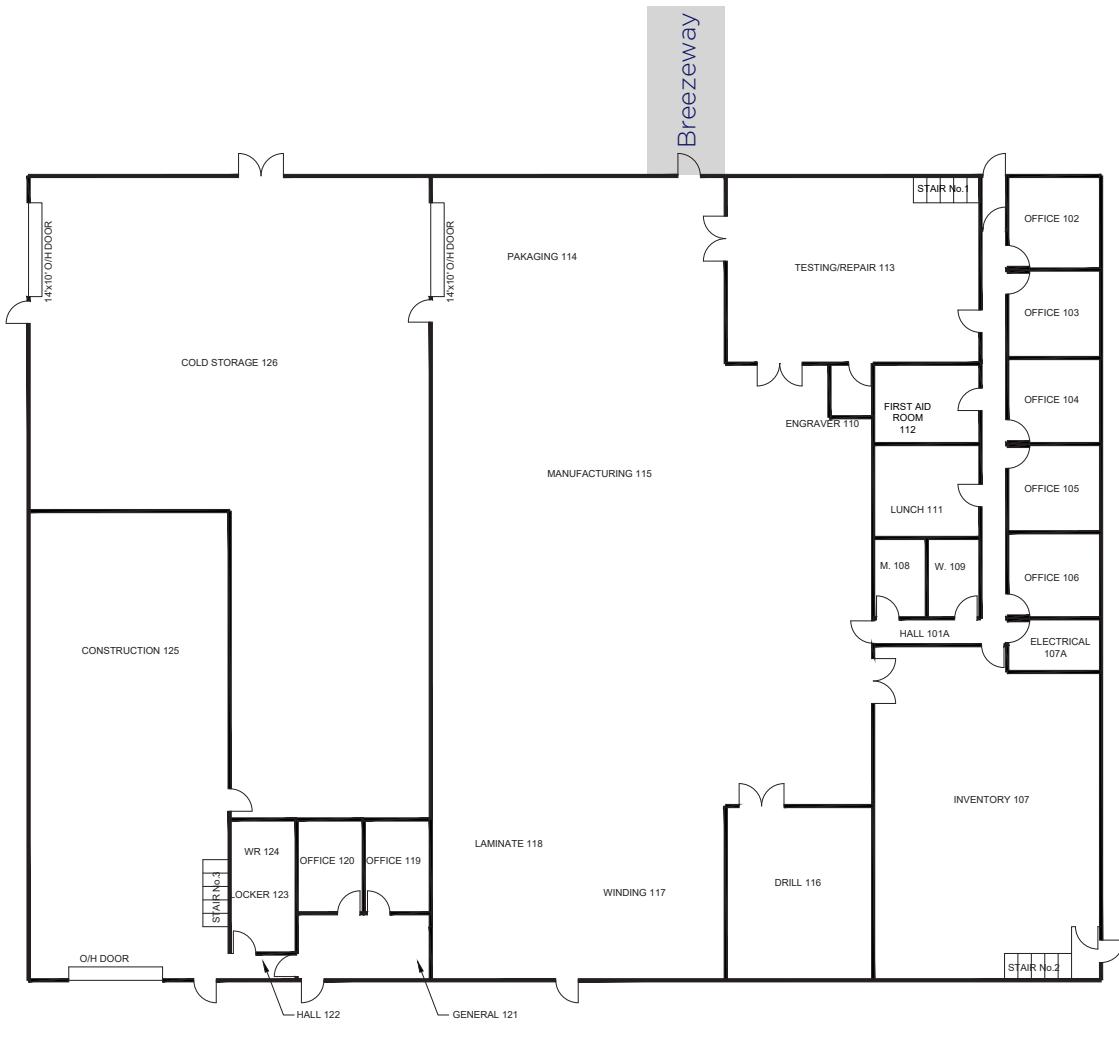


# FLOOR PLAN | NORTH BUILDING

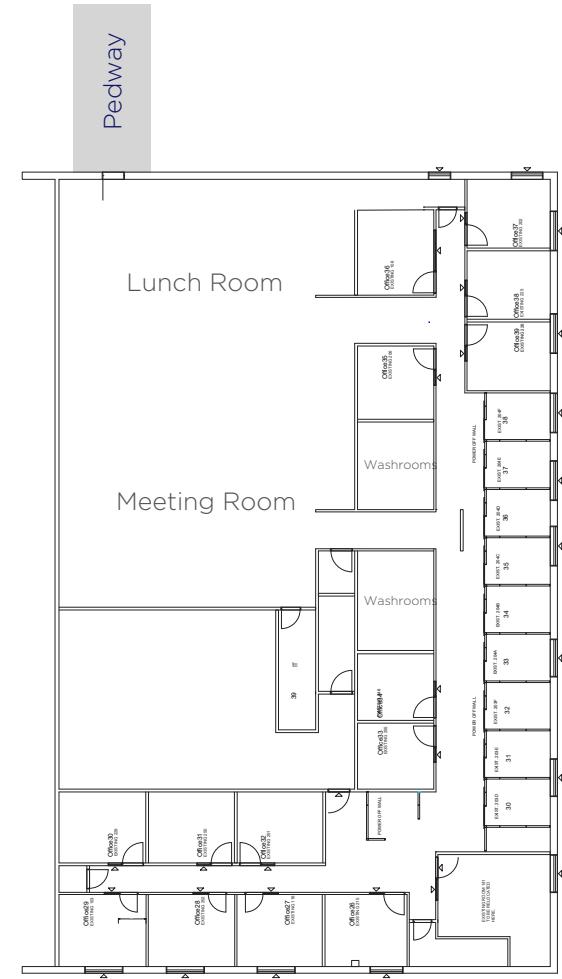


\*Floorplan may not be as actual

# FLOOR PLAN | SOUTH BUILDING



Main Floor



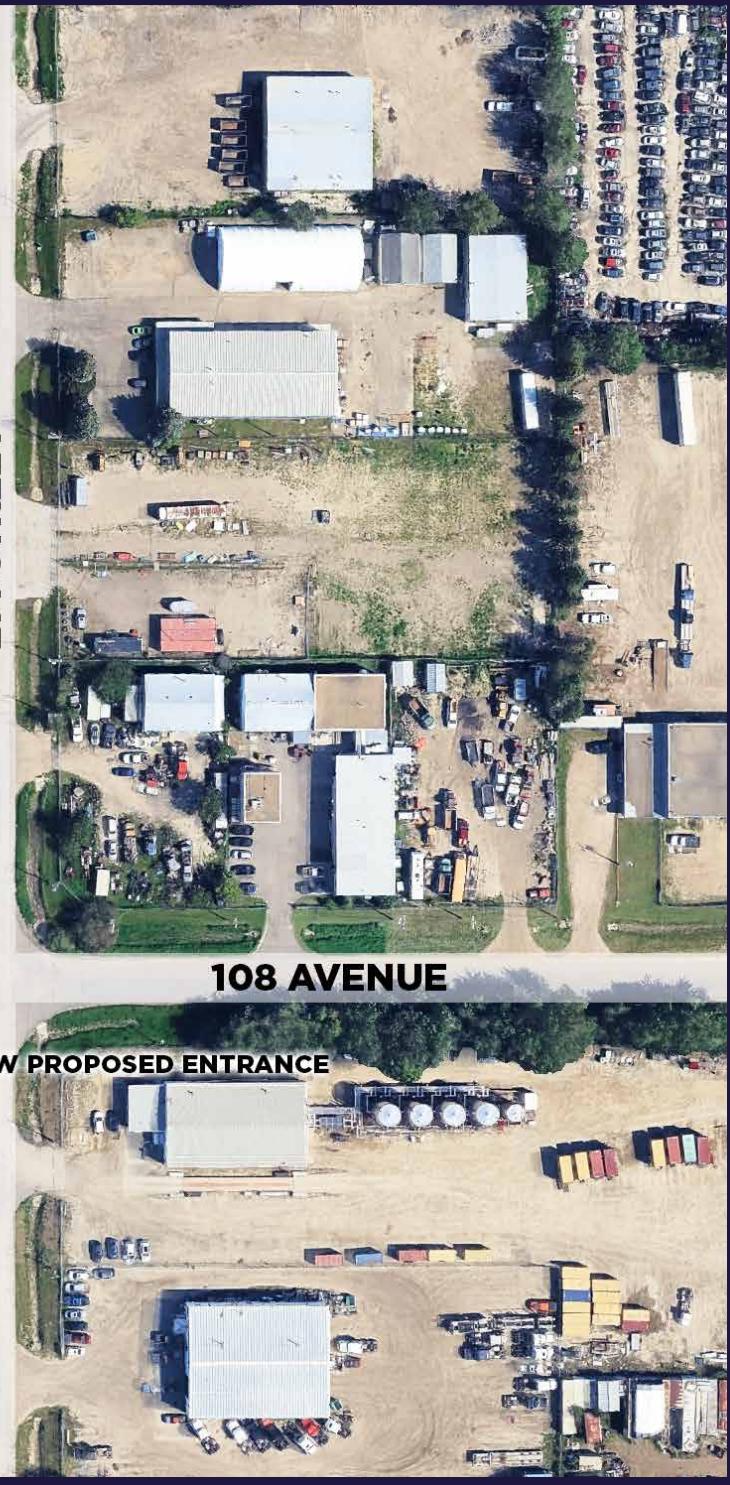
# OPTION 1: VACANT SALE OF ENTIRE PROPERTY



# OPTION 2: SOUTH BUILDING FOR LEASE



# OPTION 2 SITE PLAN



# PROPERTY PHOTOS

