

PRICE REDUCED: \$14,900,000.00

FOR SALE
MANHEIM
INDUSTRIAL
FACILITY

11650 199 Street NW, Edmonton, AB

**Opportunity to acquire a recently constructed
drive-through facility on concrete fenced yard.**



DRONE VIDEO

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OVERVIEW

Located in Winterburn Industrial Area East

Highly improved concrete fenced and secured yard

Proximity to major arteries such as Anthony Henday and Yellowhead Trail

Legal Description: Lot A, Plan 533NY

Constructed in 2014

Main building - $\pm 25,575$ SF
Secondary Building - $\pm 14,950$ SF

Property Taxes: \$260,346.37
(2025)

Sale Price: \$14,900,000.00

YELLOWHEAD TRAIL

ANTHONY HENDAY DRIVE

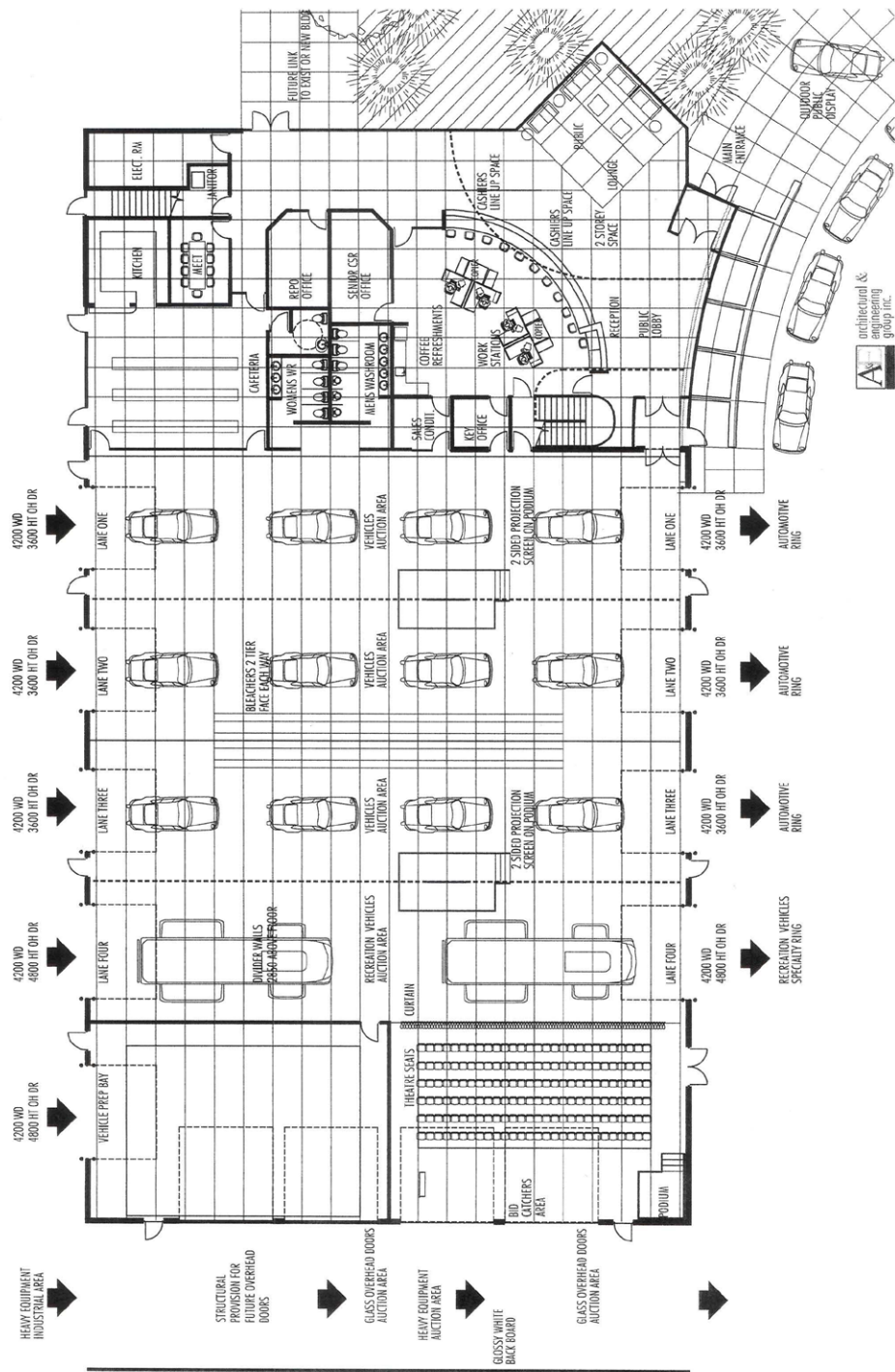
SITE



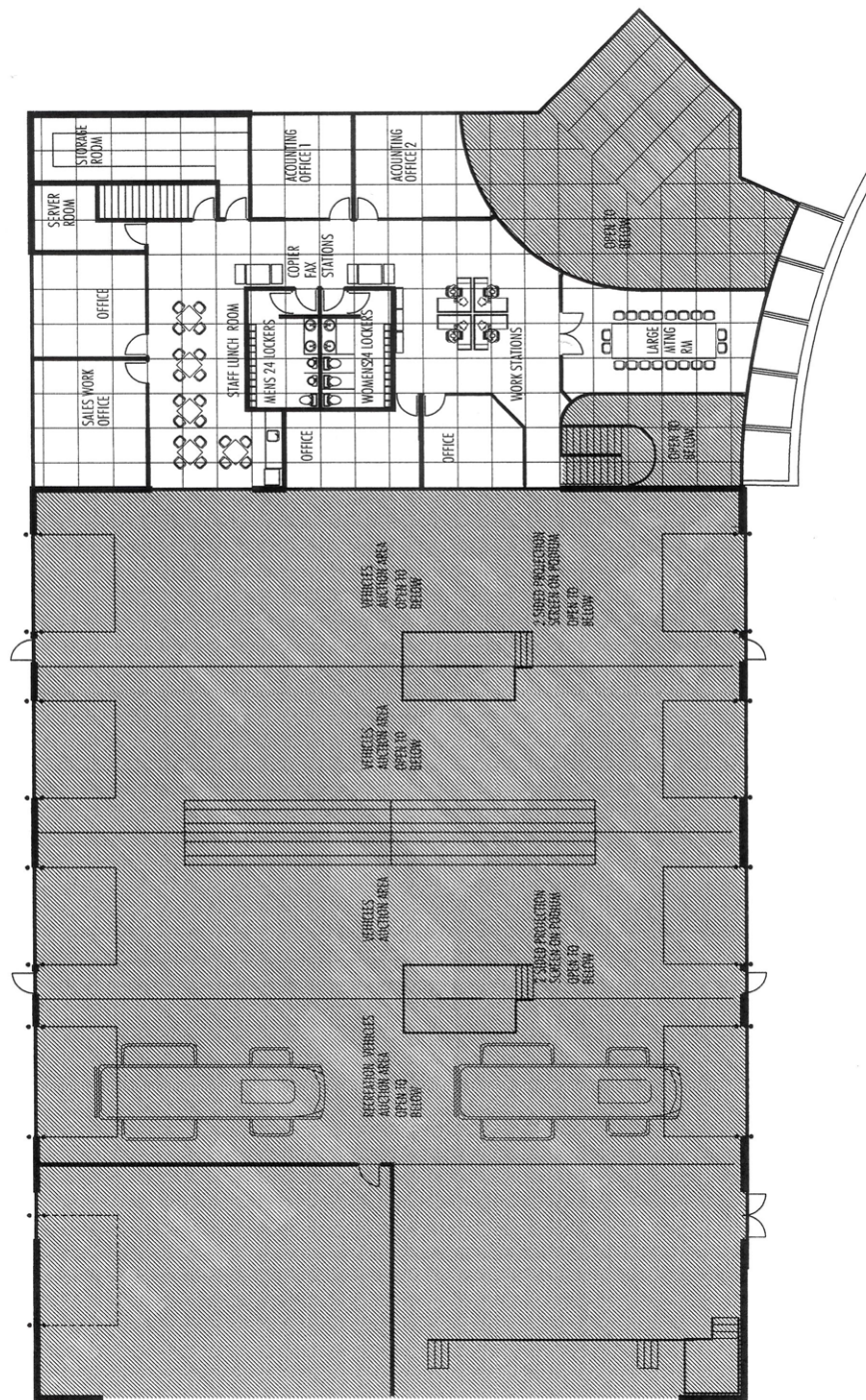
PROPERTY PHOTOS



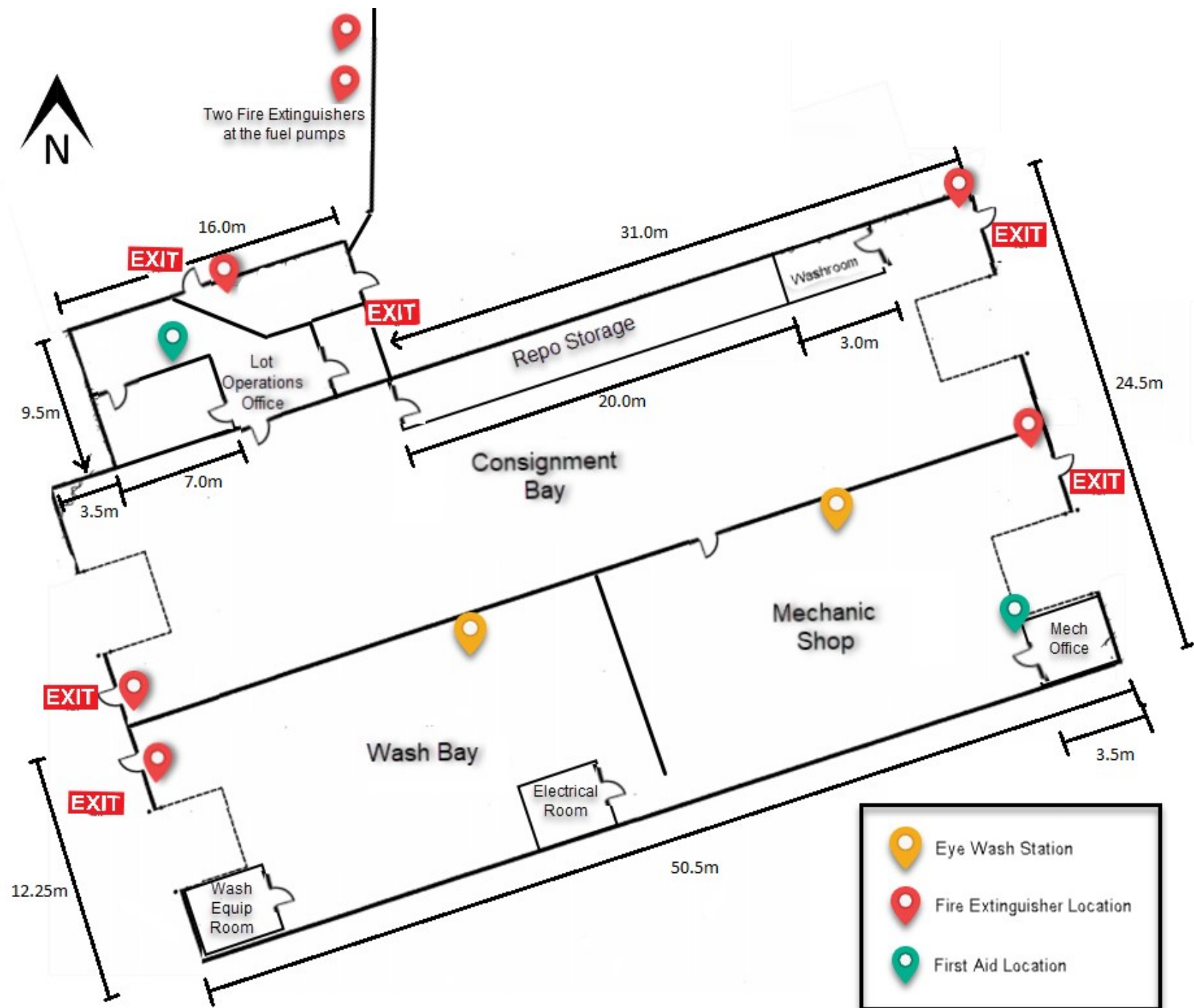
MAIN FLOOR PLAN



SECOND FLOOR PLAN



DETAIL BUILDING PLAN



INTERIOR PHOTOS



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