

FOR SALE

PERMACORP BUILDING

14646 112 Avenue NW, Edmonton, AB



110,141 SQUARE FEET

LIST PRICE: MARKET

4.12 ACRES



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PROPERTY DETAILS

SITE SIZE: 4.12 acres

**SITE COVERAGE
RATIO:** 61%

ZONING: IM - Medium Industrial

BUILDING SIZE: **Shop:** 101,039 SF
Office: 9,102 SF
Total: 110,141 SF

CONSTRUCTION: Concrete block and metal frame building with painted concrete block, metal clad, building exterior. Entire building has a new roof.

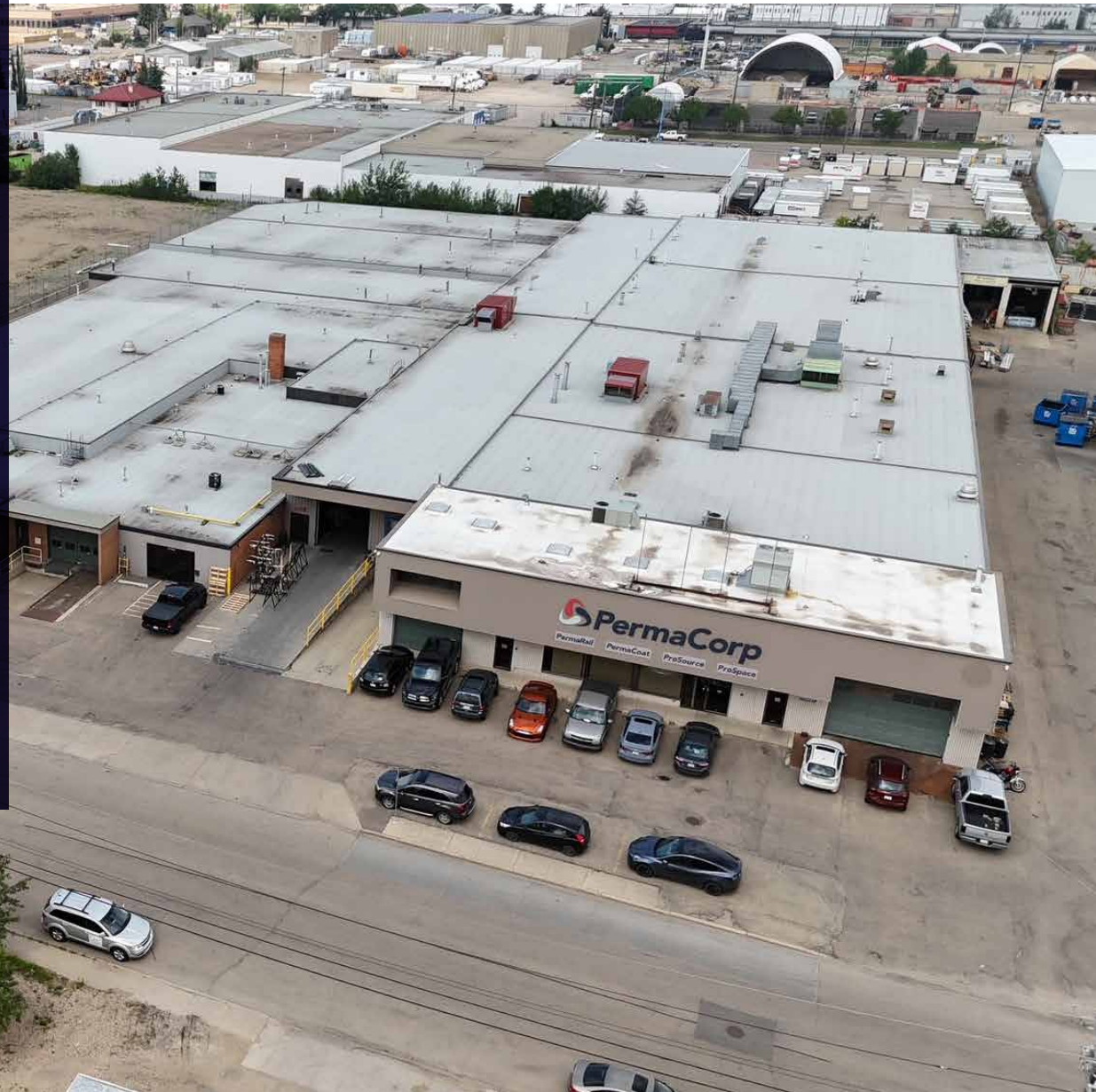
HEATING: Heating and cooling provided by rooftop HVAC units, forced air furnaces in the shop.

**LOADING
DOORS:** **South:** 1 - 8' grade/dock bi-fold
1 - 8' x 8' dock
3 - 12' x 14' grade
2 - 12' x 10' grade
1 - 14' x 14' grade
East: 8 - 10' x 12' grade
West: 2 - 10' x 10'
North: 1 - 10' x 10'

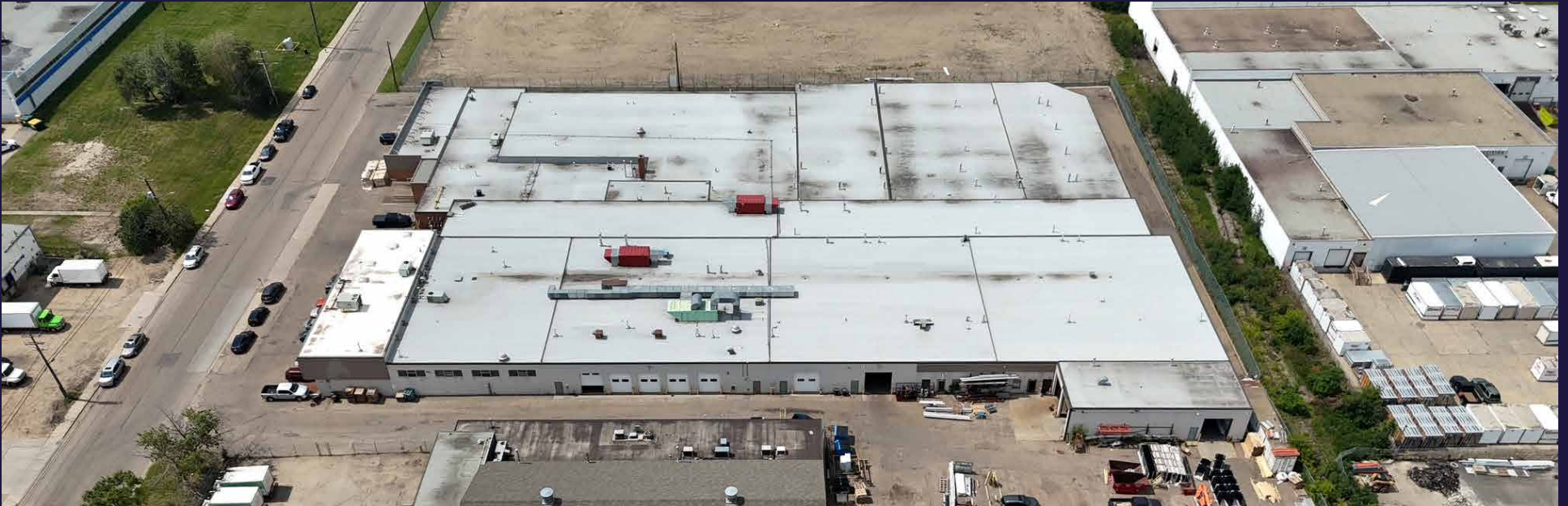
**CURRENT
INCOME:** \$838,326.00 per annum

LIST PRICE: **MARKET**

OVERVIEW



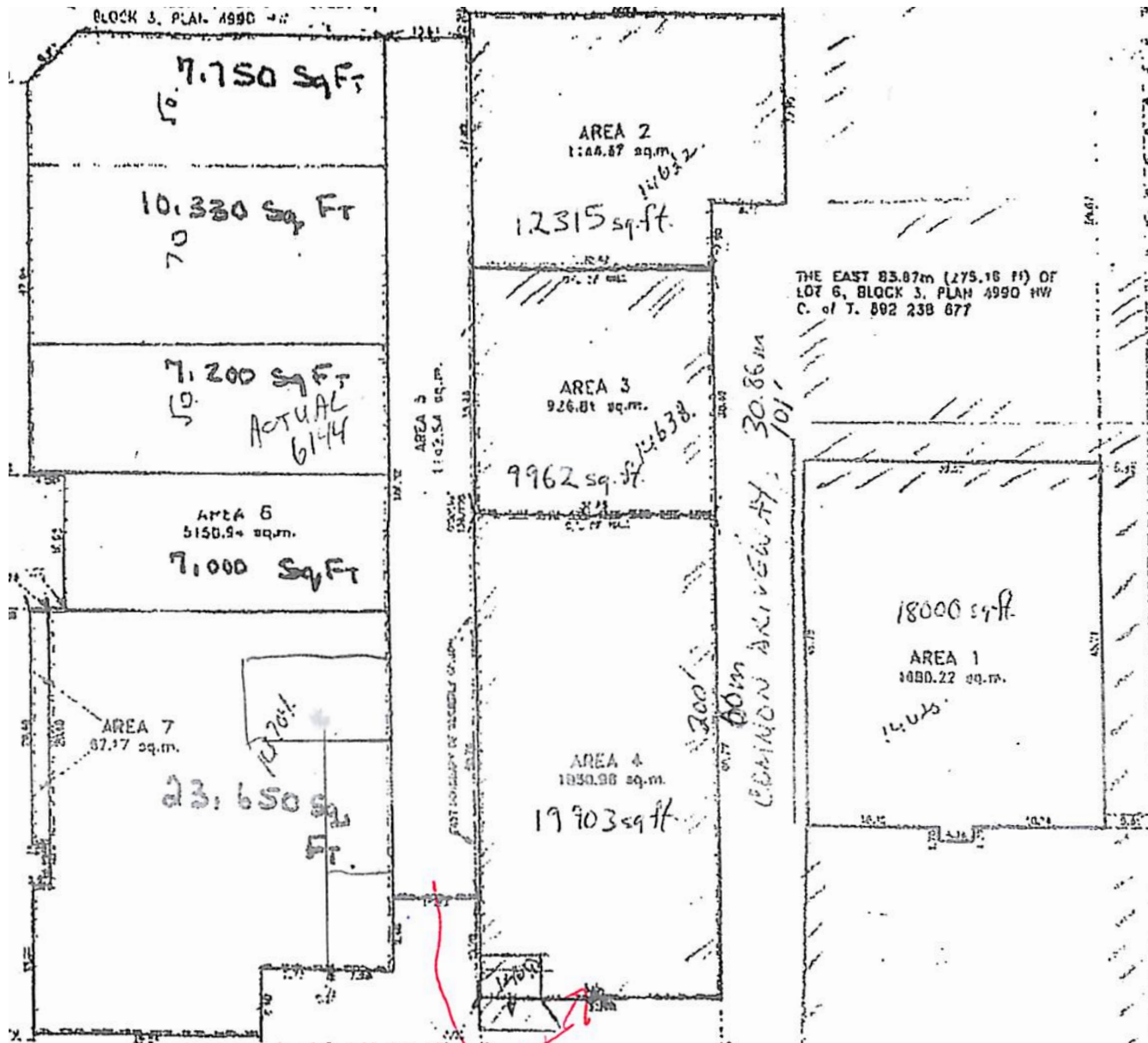
PROPERTY PHOTOS



AERIAL VIEW



SITE PLAN



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