

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
YEAR BUILT:	1980 (Additions added thereafter)
CONSTRUCTION:	Concrete block and metal frame building with painted concrete block, metal clad, building exterior.
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'
CEILING HEIGHT:	13' - 16' (Varies throughout)
POWER:	1600 Amp, 120/208 Volt
CURRENT INCOME:	\$838,326.00 per annum
LIST PRICE:	MARKET

OVERVIEW



PROPERTY PHOTOS



Situated in northwest Edmonton's Huff Bremner Estate Industrial area, this 110,141 SF facility currently offers exceptional connectivity to key transportation routes—including 149 Street, Yellowhead Trail, and Anthony Henday Drive, and a recently completed full roof replacement.

This IM-zoned site features seamless access across the city and onward to major corridors.

AERIAL VIEW



73,260

POPULATION

Within 1 KM



\$137,657

AVG. INCOME

Within 1 KM



1,254

HOUSEHOLDS

Within 1 KM

52,969

POPULATION

Within 3 KM

\$119,811

AVG. INCOME

Within 3 KM

22,516

HOUSEHOLDS

Within 3 KM

141,592

POPULATION

Within 5 KM

\$109,097

AVG. INCOME

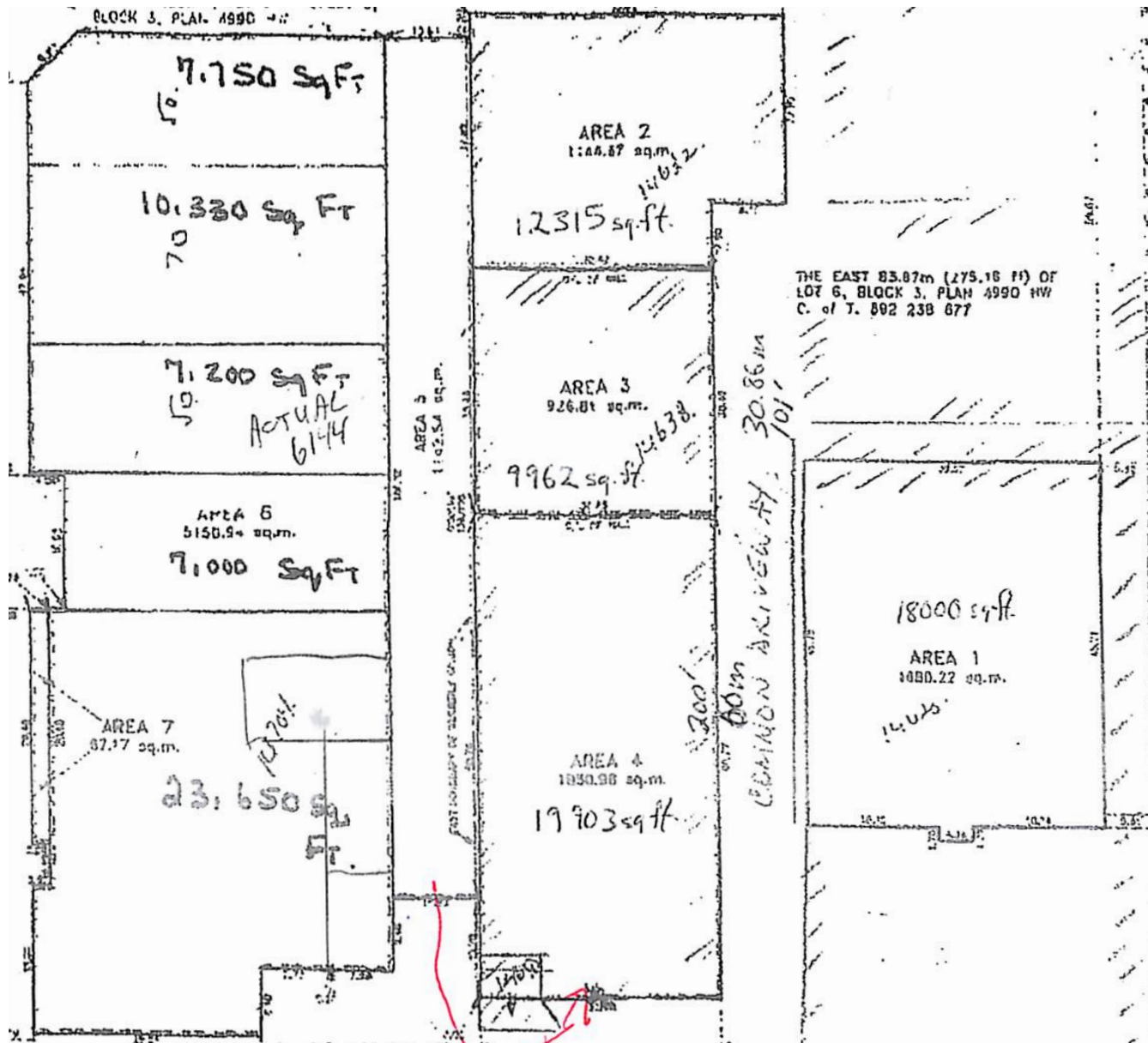
Within 5 KM

65,303

HOUSEHOLDS

Within 5 KM

SITE PLAN



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