

REDUCED PRICE:
~~\$13,475,000~~
\$11,950,000 (\$181.00 PSF)

— FOR SALE —

**HIGH END DISTRIBUTION
BUILDING WITH HEAVY
POWER AND YARD**

1215 - 95 Street SW, Edmonton, AB

Chris Sieben
Partner
780 720 0227
chris.sieben@cwedmonton.com



PROPERTY DETAILS

Municipal Address:
1215 - 95 Street SW, Edmonton AB

Legal Description:
Plan 0521382, Block 9, Lot 2

Building Area:
Warehouse: 45,660 SF
Showroom/Offices: 20,337 SF

Total Area: 65,997 SF

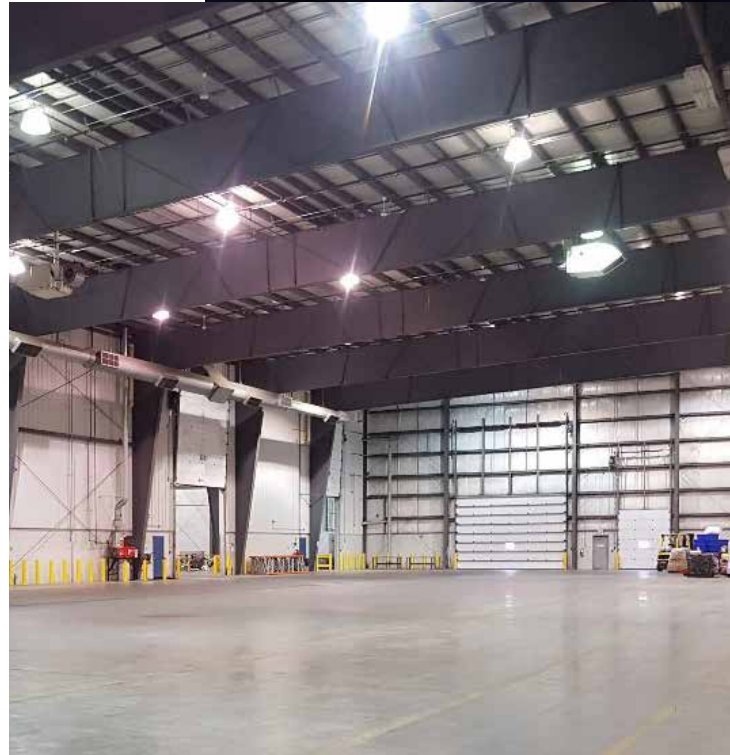
Site Area:
2.99 acres
- Security cameras throughout facility
- Yard is fully paved, fenced and gated
- Professionally landscaped and sprinklered

Year Built:
2009

Zoning:
EIB - Ellerslie Industrial Business

Availability:
Immediately

Taxes:
\$213,094.10 (2024)



Purchase Price:
\$11,950,000
(\$181.00psf).

SHOWROOM/OFFICE SPECIFICATIONS

Showroom/Office Area:
Main Floor: 9,000 SF
Shipping/Receiving: 2,760 SF
Second Floor: 8,577 SF

Total Area: 20,337 SF

Main Floor Showroom/Offices:
- Award winning showroom with expansive floating ceilings & polished concrete floors
- 7 private offices

Shipping/Receiving:
- Designated area with 2 private offices

- Employee area with locker room, kitchen and eating facility

Second Floor:
- 3 private offices and 6 workstations
- Extra large boardroom with furniture
- Kitchen with eating area, access to patio

Patio Area:
- 2,700 SF outside seasonal patio area

Additional Features:
- Furnishings are negotiable
- New LED Motion Sensor LED lighting
- 3 Storage Rooms
- 2 Industrial High Pressure Washers

WAREHOUSE SPECIFICATIONS

Warehouse Area:
Warehouse Area 1: 22,500 SF
Warehouse Area 2: 23,160 SF

Total Area: 45,660 SF

Loading:
(2) 24' x 16' grade doors
(1) 10' x 12' grade door
Ability to add more doors including dock

Ceiling Height:
32' clear

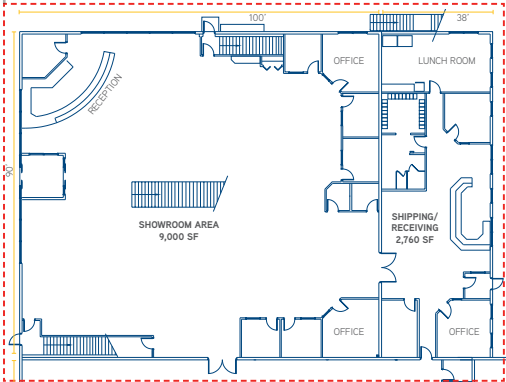
Drainage:
135' sump/drainage system

Flooring:
Heavy duty 8" to 12" concrete floors

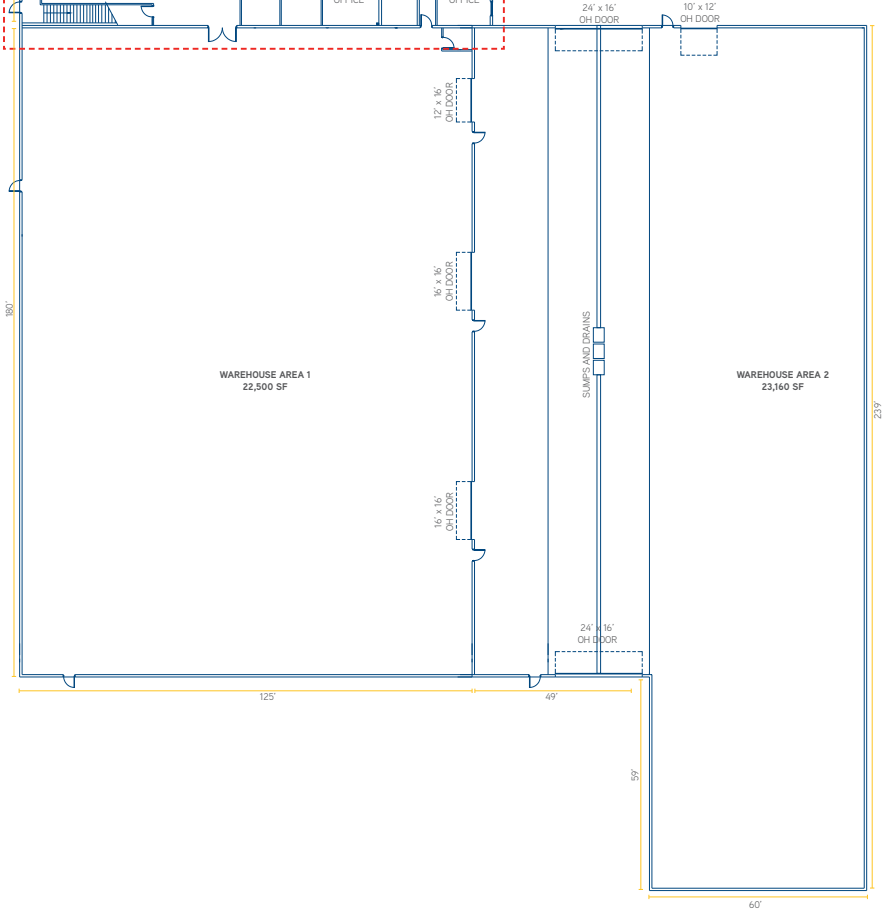
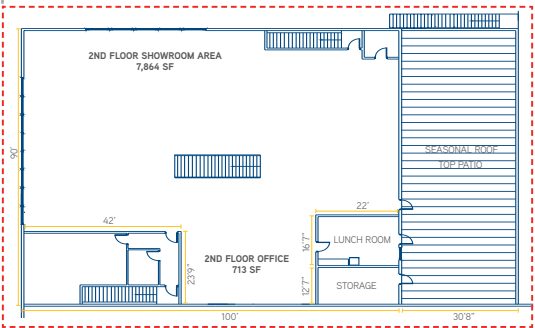
Power:
600 amp, 600 volt, 3 phase
(To be confirmed by Purchaser)

FLOOR PLANS

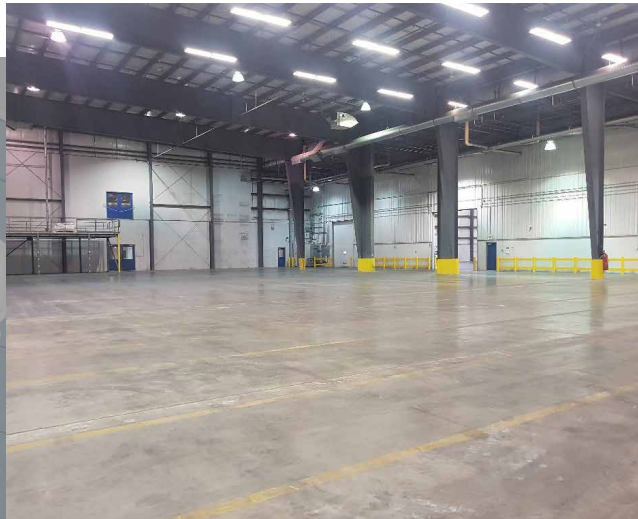
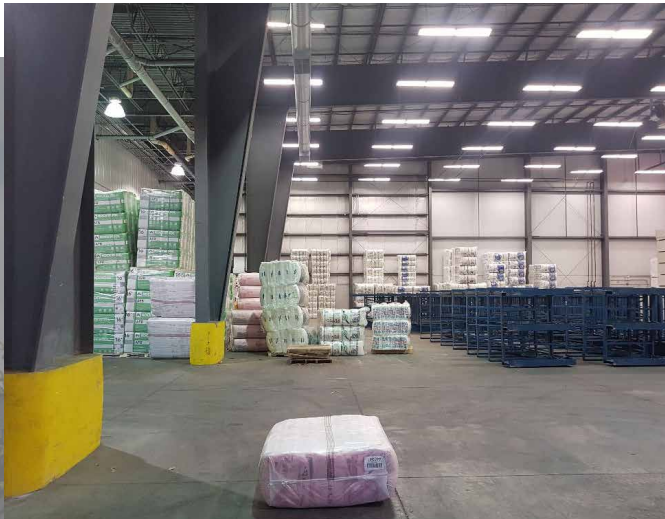
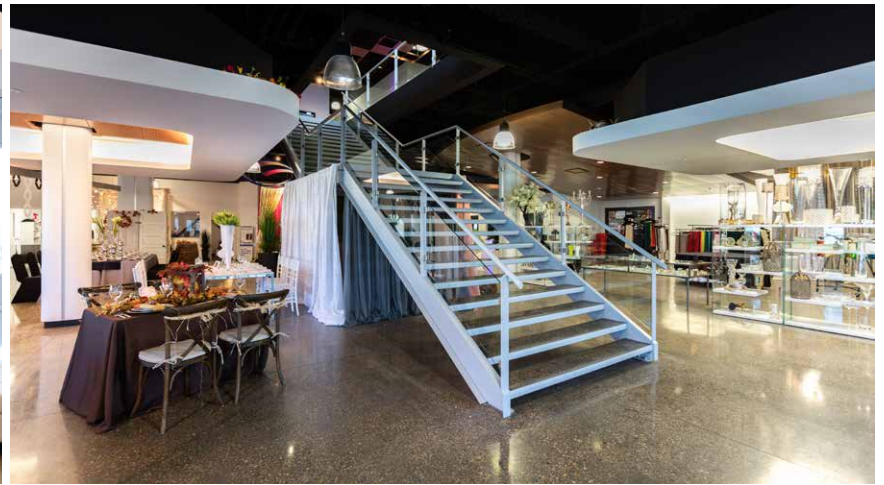
FIRST FLOOR



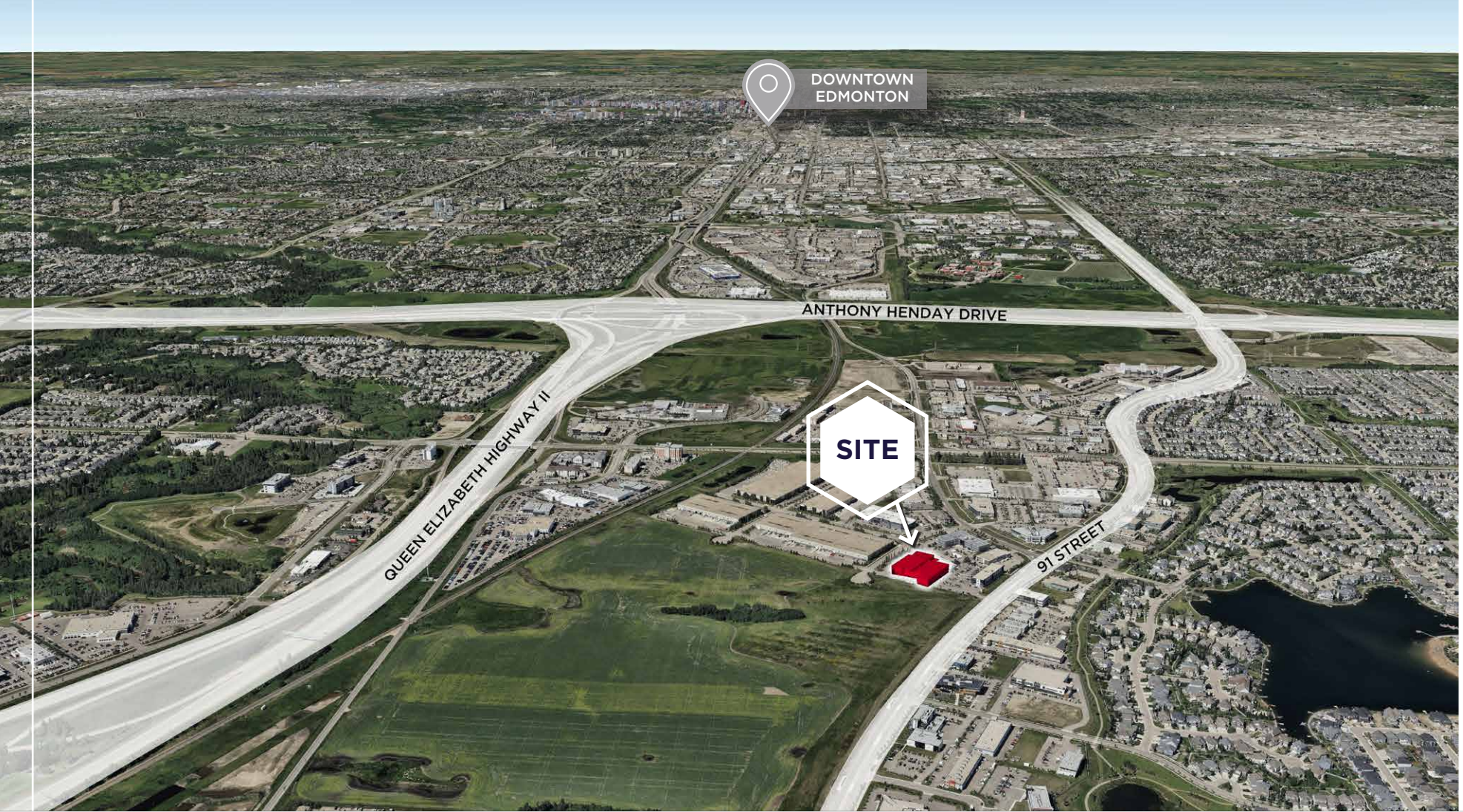
SECOND FLOOR



INTERIOR PHOTOS



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
3,055	57,823	148,493



AVERAGE INCOME

1KM	3KM	5KM
\$218,189	\$151,371	\$140,349



HOUSEHOLD

1KM	3KM	5KM
782	19,011	50,066



VEHICLES PER DAY

21,100 on 91 Street
94,280 on Queen Elizabeth Hwy II
80,470 on Anthony Henday Dr.



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