

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

Antonio

Chris Sieben Partner 780 720 0227 chris.sieben@cwedm.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 doorAbility 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



## INTERIOR PHOTOS





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## **DEMOGRAPHICS**

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



1KM

\$218,189

## **AVERAGE INCOME**

3KM

5KM \$151,371 \$140,349

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## 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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