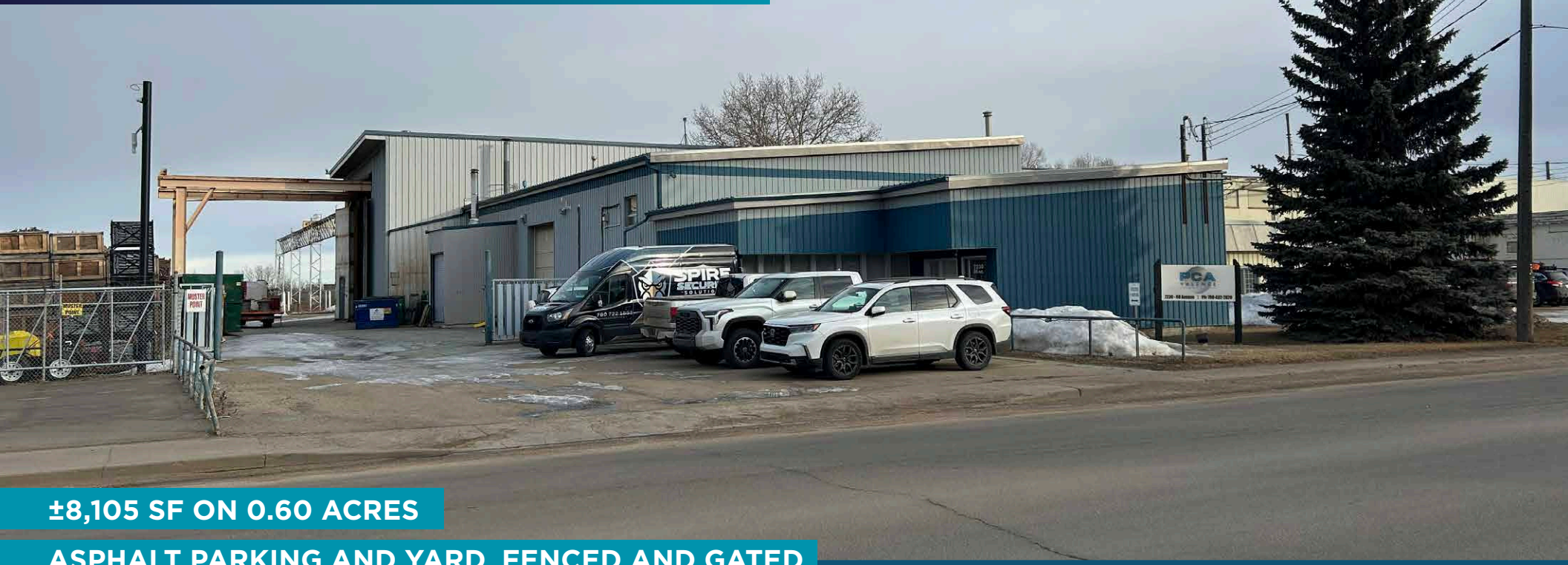


# FOR SALE

ENVIRONMENTAL COMPLETE - READY TO SELL



±8,105 SF ON 0.60 ACRES

ASPHALT PARKING AND YARD, FENCED AND GATED

# 7230 68TH AVENUE

Edmonton, Alberta

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

**Doug Greschuk**  
Partner  
780 722 4344  
doug.greschuk@cwedmonton.com

**Chris Van Den Biggelaar**  
Associate Partner  
780 200 0353  
chris.biggelaar@cwedmonton.com

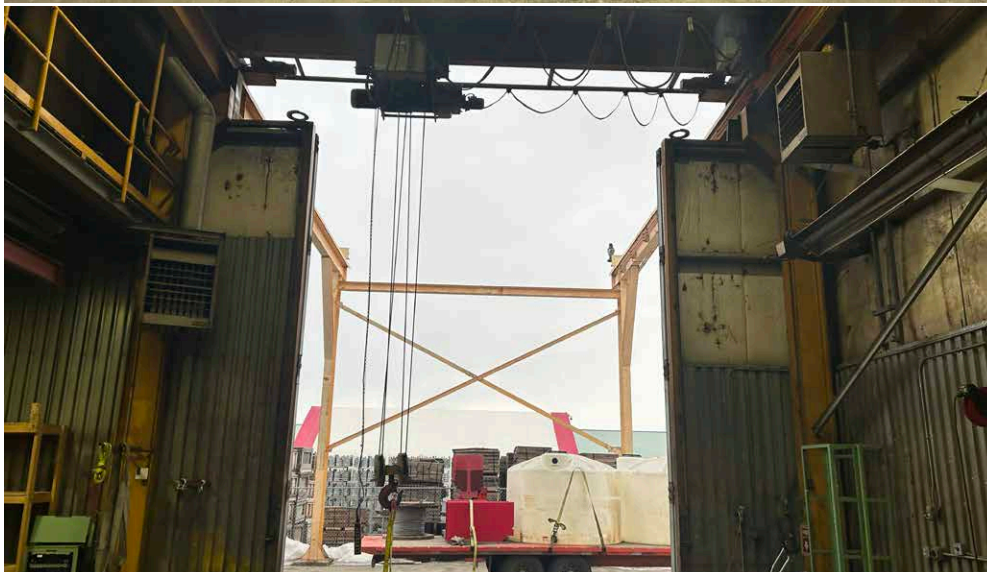
**Shelley Horb**  
Team Coordinator, Licensed  
780 702 9474  
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**CUSHMAN & WAKEFIELD**  
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Suite 2700, TD Tower  
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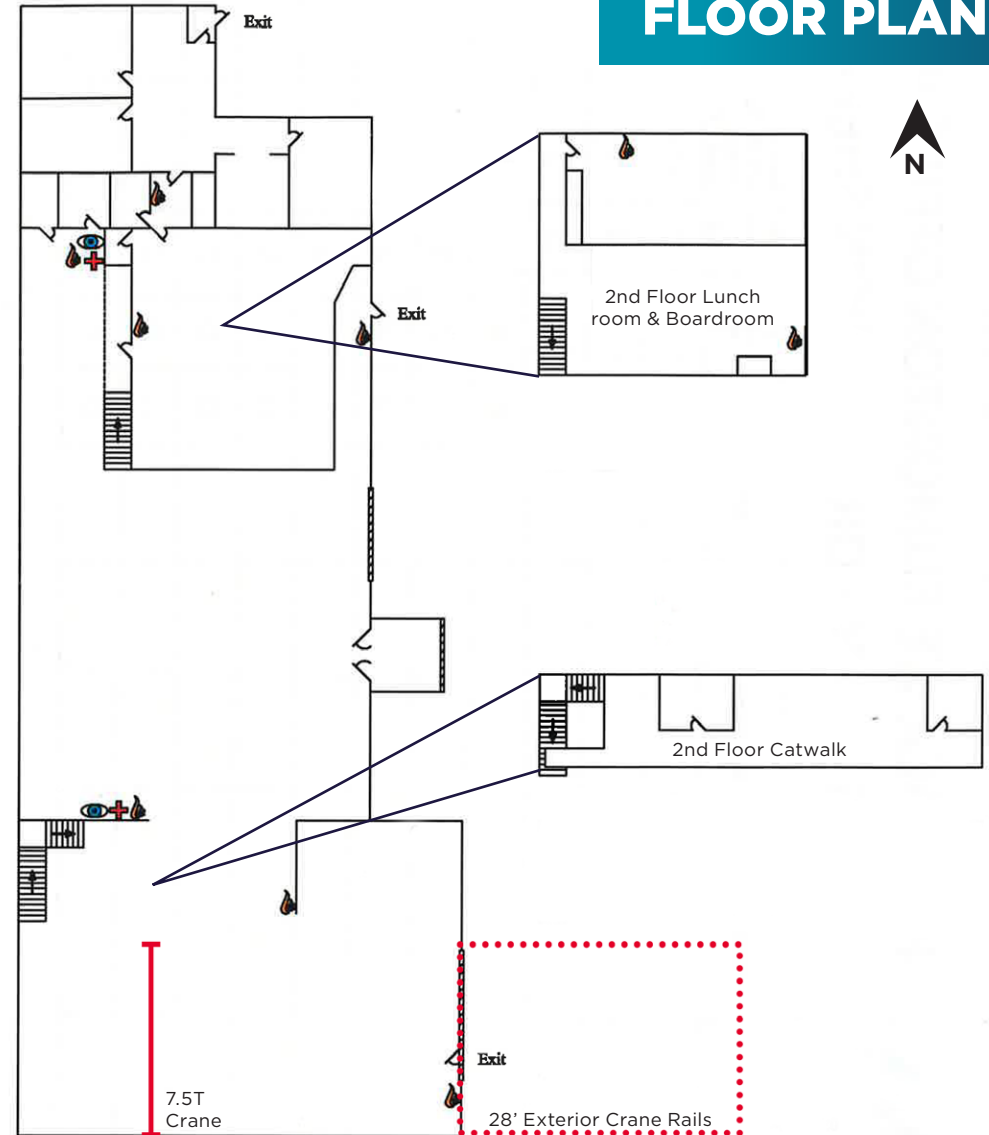
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# PROPERTY HIGHLIGHTS

- Nicely finished office space suitable for a variety of professional or industrial users
- Excellent access to nearby amenities including fuel, restaurants and coffee shops
- Convenient Bus Transit access is located nearby
- Fibre-optic Internet available

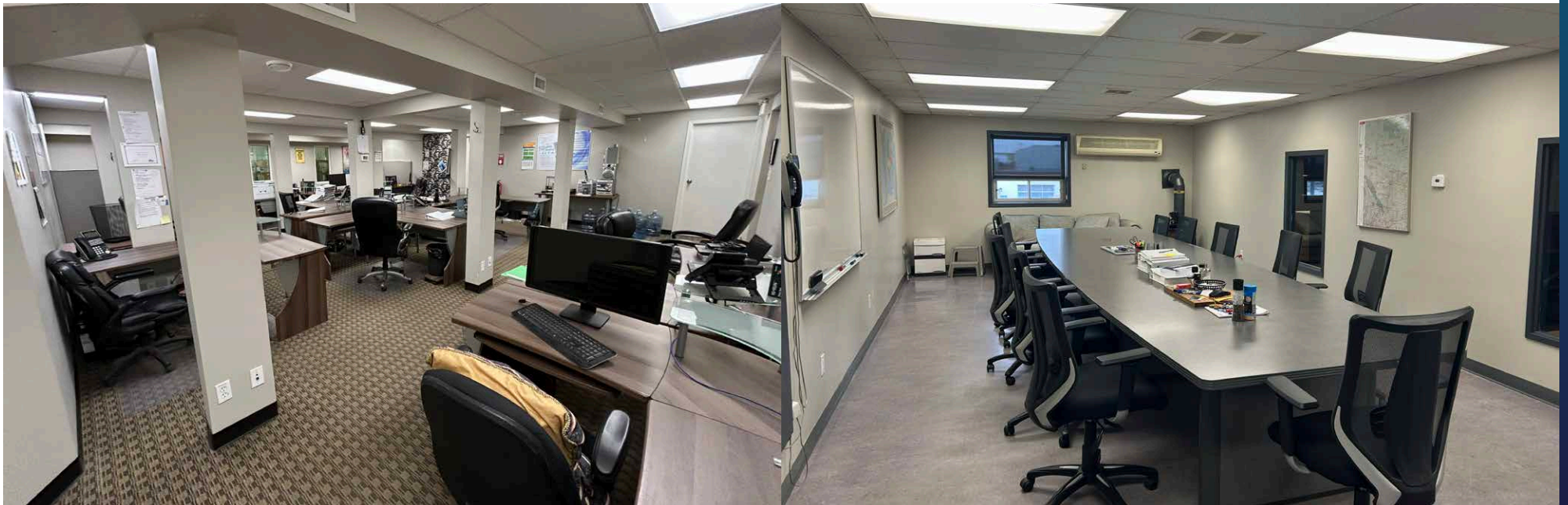


## FLOOR PLAN



# PROPERTY DETAILS

|                          |                                                                                                        |                                |                                                     |
|--------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|
| <b>MUNICIPAL ADDRESS</b> | 7230 68 AVENUE, EDMONTON, AB                                                                           | <b>LOADING DOORS</b>           | GRADE (1) 12' X 14' ; (1) 15' X 26'                 |
| <b>LEGAL DESCRIPTION</b> | PLAN: 4211MC BLOCK: 11 LOT: H                                                                          | <b>CRANES</b>                  | 7.5 TON (21' UNDERHOOK)<br>WITH 28' EXTERIOR RUNWAY |
| <b>ZONING</b>            | FUTURE URBAN DEVELOPMENT (FD)                                                                          | <b>LIGHTING</b>                | LED AND FLUORESCENT                                 |
| <b>YEAR BUILT</b>        | 1980                                                                                                   | <b>HEATING</b>                 | RADIANT (WAREHOUSE)                                 |
| <b>MARKET</b>            | DAVIES INDUSTRIAL EAST                                                                                 | <b>CEILING HEIGHT</b>          | 14' CLEAR (FRONT BAY);<br>27' (FABRICATION BAY)     |
| <b>SITE SIZE</b>         | 0.60 ACRES                                                                                             | <b>CONSTRUCTION</b>            | STEEL FRAME                                         |
| <b>BUILDING SIZE</b>     | ±2,277 SF Main Floor Office<br>±448 SF 2nd Floor Office<br>±5,380 SF Warehouse/Shop<br>±8,105 SF Total | <b>AVAILABILITY</b>            | IMMEDIATELY                                         |
| <b>POWER</b>             | 200A, 120/208V AND 100A, 347/600V                                                                      | <b>TAXES</b>                   | \$45,705.45                                         |
| <b>AIR</b>               | AIR COMPRESSOR AND AIR LINES                                                                           | <b>SALE PRICE: \$1,800,000</b> |                                                     |



# KEEP IN TOUCH



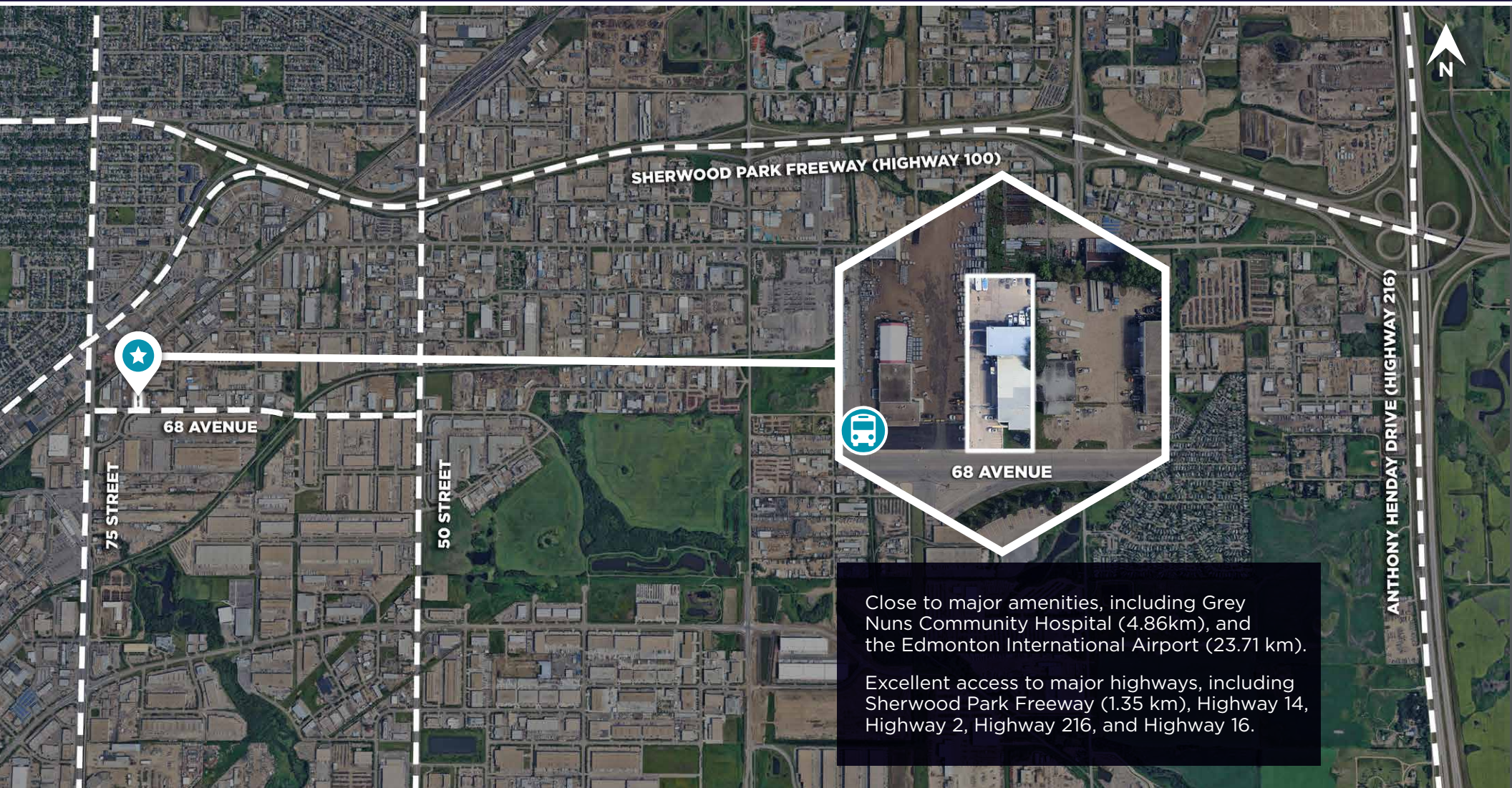
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Close to major amenities, including Grey Nuns Community Hospital (4.86km), and the Edmonton International Airport (23.71 km).

Excellent access to major highways, including Sherwood Park Freeway (1.35 km), Highway 14, Highway 2, Highway 216, and Highway 16.