

FOR SALE

SIGNIFICANT PRICE IMPROVEMENT

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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BACK ON THE MARKET

SALE PRICE: \$3,600,000

31,171 SF ON 2.58 ACRES

DOWNTOWN FLEX-INDUSTRIAL BUILDING WITH FENCED YARD

11755 108 Avenue, Edmonton, AB

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SALE PRICE: \$3,600,000
TAXES: \$108,171.37 (2025)

PROPERTY DETAILS

MUNICIPAL ADDRESS	11755 108 AVENUE NW, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 1755 KS, BLOCK 19, LOT H
ZONING	IM (MEDIUM INDUSTRIAL DISTRICT)
BUILDING SIZE	± 25,856 SF - MAIN BUILDING ± 5,135 SF - OUTBUILDING (NOT INCLUDED IN GLA) ± 31,171 SF - TOTAL
SITE SIZE	2.58 ACRES (23.2% SCR)
SITE COVERAGE	23.2%
YEAR BUILT	1978

POWER	800 AMP, 600 VOLT, 3 PHASE
LOADING DOOR	(4) 12'X12' GRADE (1) 16' X 18' GRADE
BUILDING CONSTRUCTION	CONCRETE BLOCK
HEATING/HVAC	GAS FIRE UNIT HEATERS (WAREHOUSE) HVAC (OFFICE)

THE OPPORTUNITY

- 25,856 SF GLA with additional 5,135 SF connected outbuilding, totalling ± 31,171 SF
- Concrete block construction
- Built on ± 2.58 acres
- Fully fenced yard



14,186
POPULATION
Within 1 KM



\$88,877
AVG. INCOME
Within 1 KM



7,637
HOUSEHOLDS
Within 1 KM

29,254
POPULATION
Within 3 KM

\$97,172
AVG. INCOME
Within 3 KM

47,422
HOUSEHOLDS
Within 3 KM

207,701
POPULATION
Within 5 KM

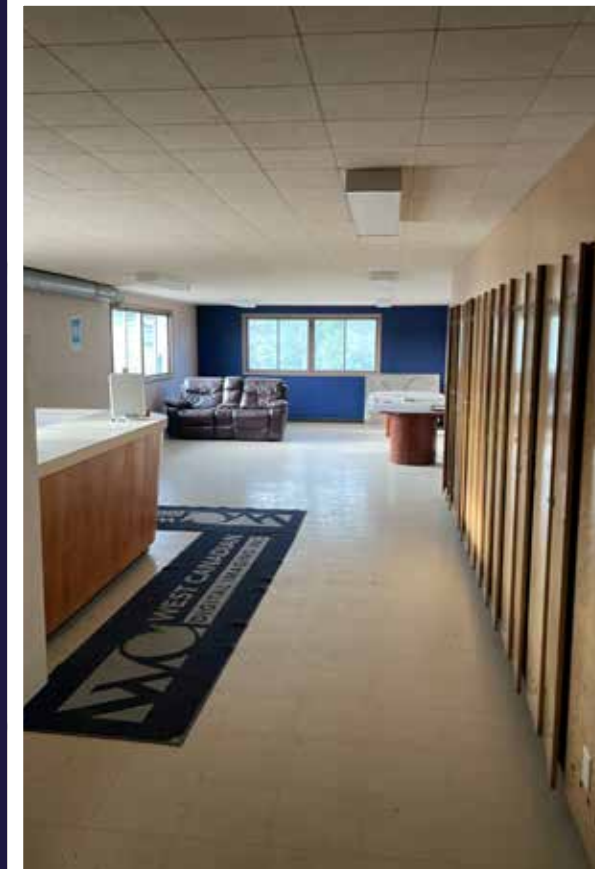
\$103,462
AVG. INCOME
Within 5 KM

99,485
HOUSEHOLDS
Within 5 KM

AERIAL



INTERIOR PHOTOS



INTERIOR PHOTOS

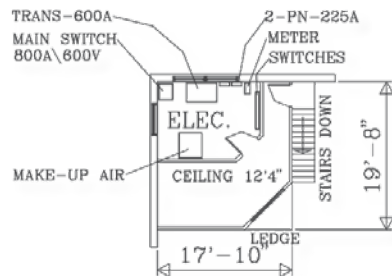


EXTERIOR PHOTOS



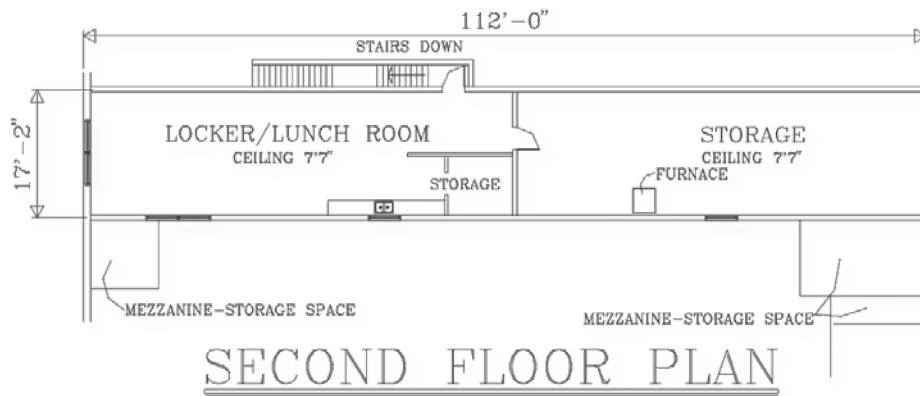
SITE PLAN

WCD BUILDING | EDMONTON, AB



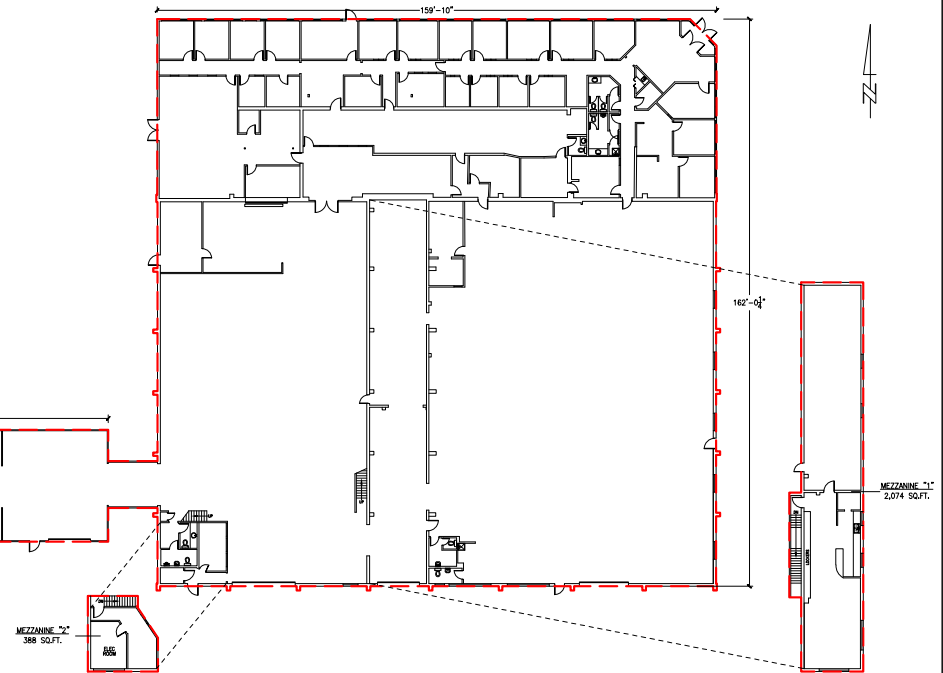
NORTHWEST MEZZANINE

APPROX. 300 SF



SECOND FLOOR PLAN

APPROX. 1900 SF



KEEP IN TOUCH



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