

FOR SALE



±19,408 SF ON ±0.83 ACRES

AVAILABLE IMMEDIATELY | POSSESSION EARLY 2027

8445 DAVIES ROAD NW

Edmonton, AB

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**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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PROPERTY DETAILS

Municipal Address	8445 Davies Road NW, Edmonton, AB	
Legal Description	PLAN 6214NY, BLOCK 16, LOT 4	
Zoning	IM (MEDIUM INDUSTRIAL)	
Site Size	±0.83 ACRES (±36,371 SF)	
Building Size	WAREHOUSE	± 16,908 SF
	OFFICE	± 2,500 SF
	MAIN FLOOR + BONUS MEZZ. THROUGHOUT	± 19,408 SF ± 2,500 SF
Loading Doors	1 DOCK / GRADE DOOR - 12' x 14' 4 GRADE LOADING DOORS - 12' x 14'	
Power	800 Amp	
Year Built	CIRCA 1972 / 1991	
Building Construction	CONCRETE BLOCK	
Condition	METICULOUSLY MAINTAINED	
Inclusions	ALL OFFICE FURNITURE INCLUDED	
Possession	IMMEDIATE	

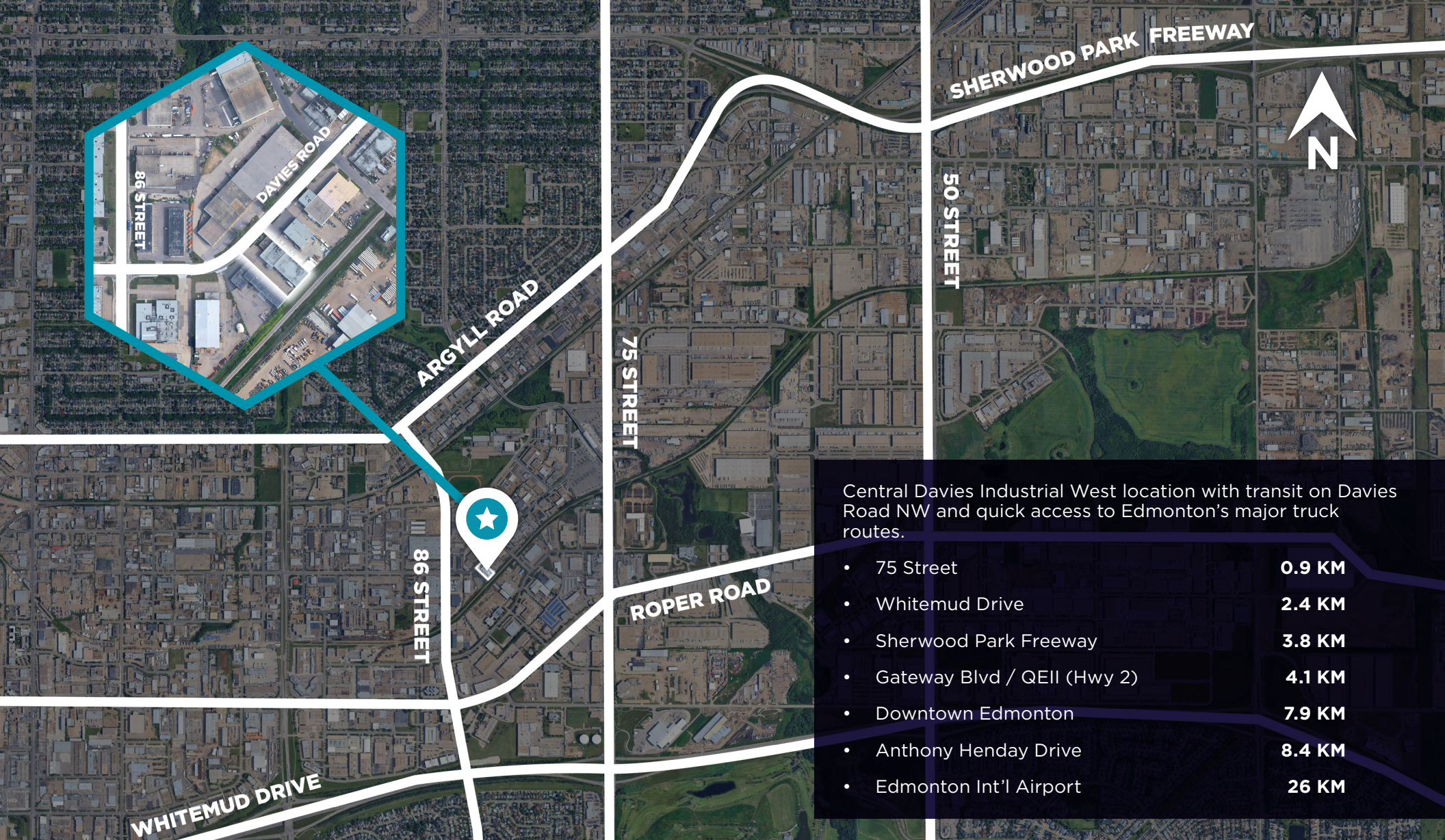
SALE PRICE: \$3,650,000



PROPERTY HIGHLIGHTS

- 11 stalls in front plus 19 additional stalls in the yard; energized parking stalls throughout
- Main floor includes a $\pm 2,500$ SF front office and a ± 800 SF warehouse office, plus ± 800 SF on the second floor ± 400 SF steel mezzanine above the warehouse office
- One dock door and four grade loading doors, all 12' x 14'; one grade door has an automatic opener; full dock door with bumpers
- $\pm 17'$ clear to the underside of the trusses; sumps in one warehouse bay
- Power and air lines distributed throughout the warehouse
- Warehouse lighting replaced with high-efficiency LED
- Concrete block construction with a newer roof; meticulously maintained
- Upgraded offices fronting Davies Road NW with a large main reception area; all office furniture included
- Secured, paved yard with chain-link fence, rolling gate and manual gated entrance
- Culvert drainage in the yard and the front parking lot
- Clear title; available immediately with possession in early 2027, ideal for an owner-user





Central Davies Industrial West location with transit on Davies Road NW and quick access to Edmonton's major truck routes.

- | | |
|-------------------------------|---------------|
| • 75 Street | 0.9 KM |
| • Whitemud Drive | 2.4 KM |
| • Sherwood Park Freeway | 3.8 KM |
| • Gateway Blvd / QEII (Hwy 2) | 4.1 KM |
| • Downtown Edmonton | 7.9 KM |
| • Anthony Henday Drive | 8.4 KM |
| • Edmonton Int'l Airport | 26 KM |

KEEP IN TOUCH

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