

FOR SALE

SHEFFIELD INDUSTRIAL END BAY

Seif Jiwaji

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15626 112 Avenue NW, Edmonton, AB

CUSHMAN & WAKEFIELD

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PROPERTY HIGHLIGHTS

- Quick access to 156 Street, 111 Avenue and minutes from Yellowhead Trail and Anthony Henday
- Newer build (2012)
- TWO powered grade level overhead doors
- Professionally constructed interior: reception, bathrooms and upstairs offices and storage areas
- Up to 10 parking stalls



PROPERTY DETAILS

Municipal Address:	15626 112 Avenue NW, Edmonton, AB
Legal Description:	Condominium Plan 1323624, Unit 9
Zoning:	IM - Medium Industrial
Neighbourhood:	Sheffield Industrial
Building Size:	Main Floor: 1,548 SF Second Floor: 327 SF
Built:	2012
Parking Area:	Up to 10 Stalls
Utilities:	Power, sanitary sewer, storm sewer, natural gas, water, cable and telephone are available and connected to the buildings on site
Ceiling Height:	20' Clear

Lighting:	T5 Fluorescent Lighting
Power:	200 amp 3 phase power
Drainage:	Drain and sump in warehouse
Condo Fees:	\$380 per month
Structure:	The complex is pre-engineered structural steel with clear spans in each unit. Side walls are 20 ft. in height
Roof:	The roof finish is a metal finish
Price:	\$495,000
Property Taxes:	\$8,851.89 (2024)

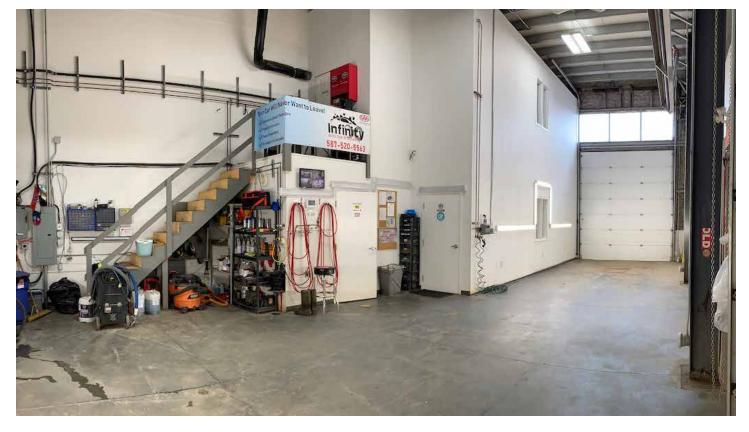
PROPERTY PHOTOS



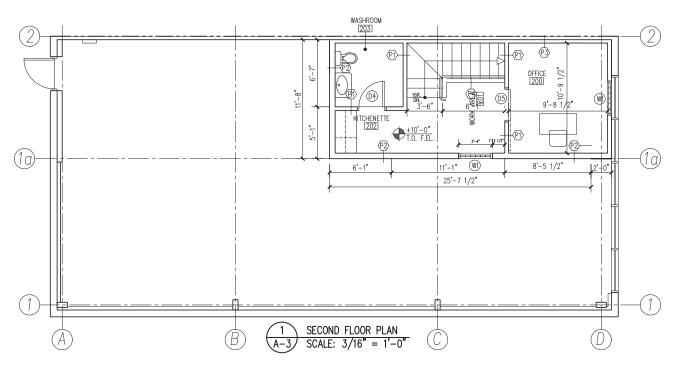








FLOOR PLAN





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