



**CLEAN SHOP - PRIDE OF OWNERSHIP**

# FOR SALE

# SHEFFIELD INDUSTRIAL END BAY

**SALE PRICE: \$495,000**

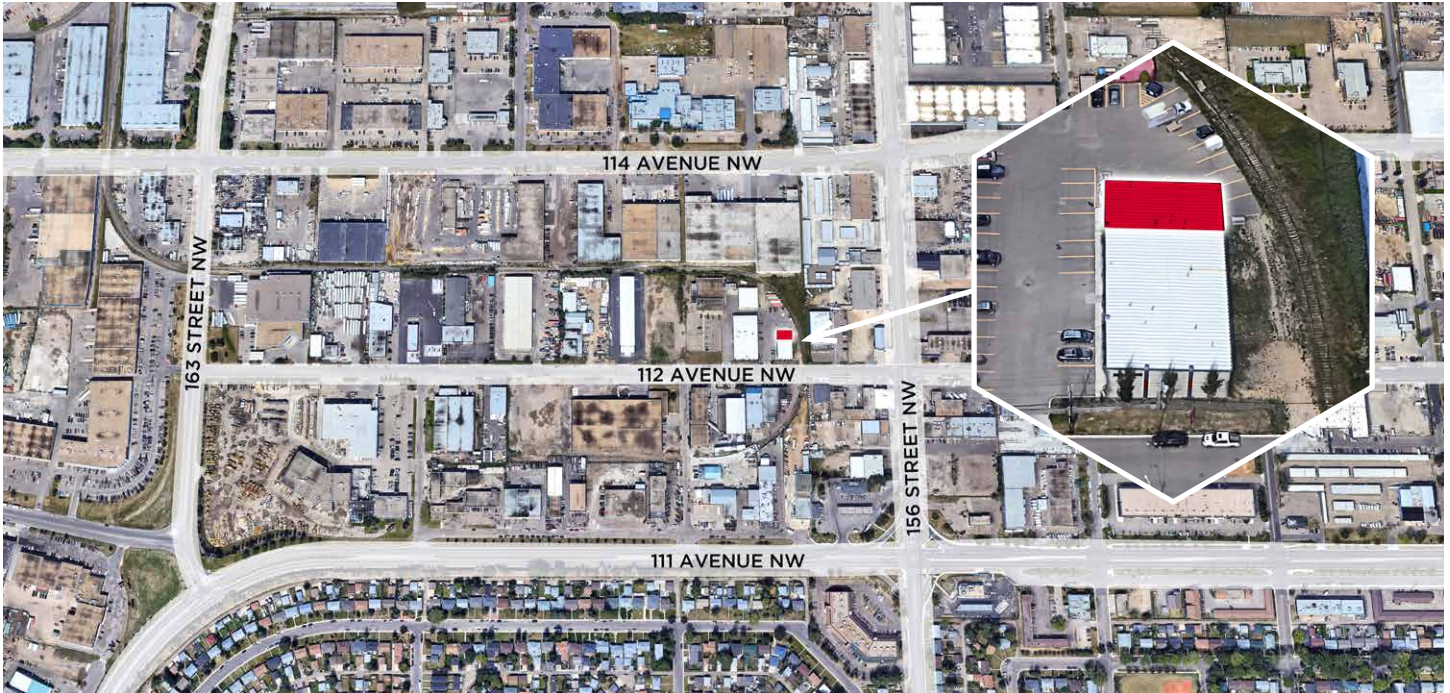
15626 112 Avenue  
NW, Edmonton, AB

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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

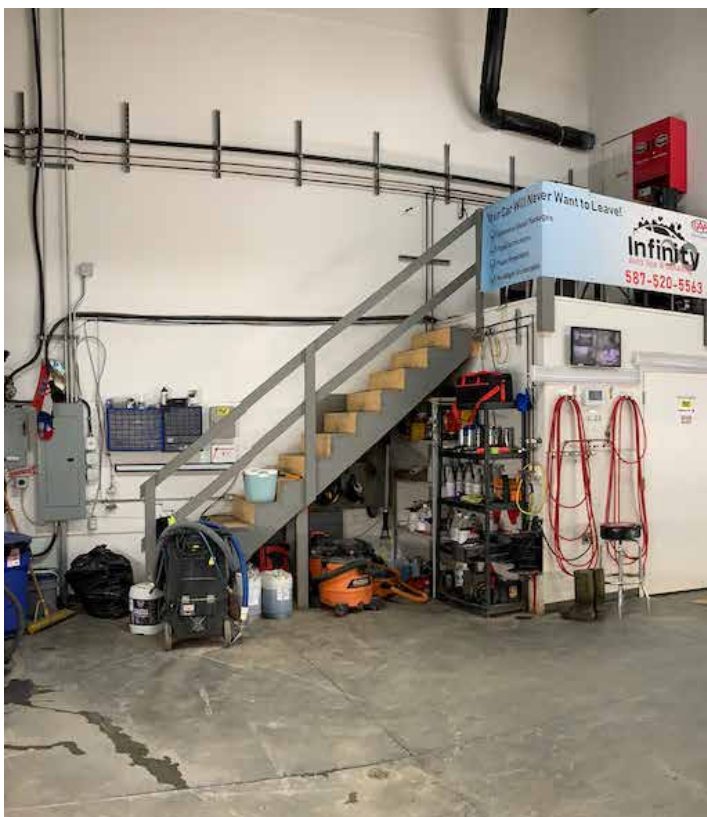
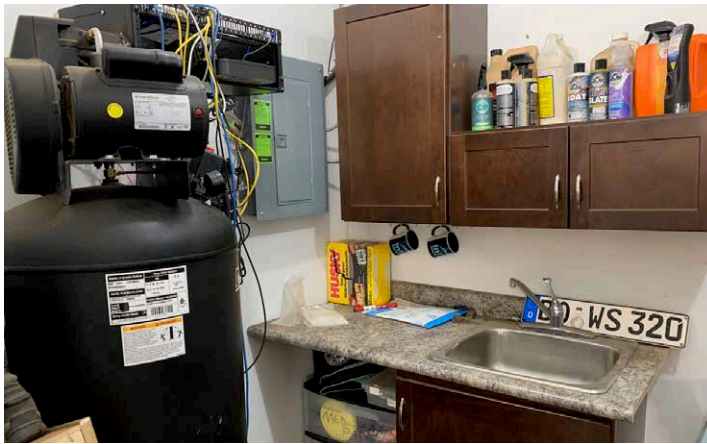
**Structure:** The complex is pre-engineered structural steel with clear spans in each unit. Side walls are 20 ft. in height

**Roof:** The roof finish is a metal finish

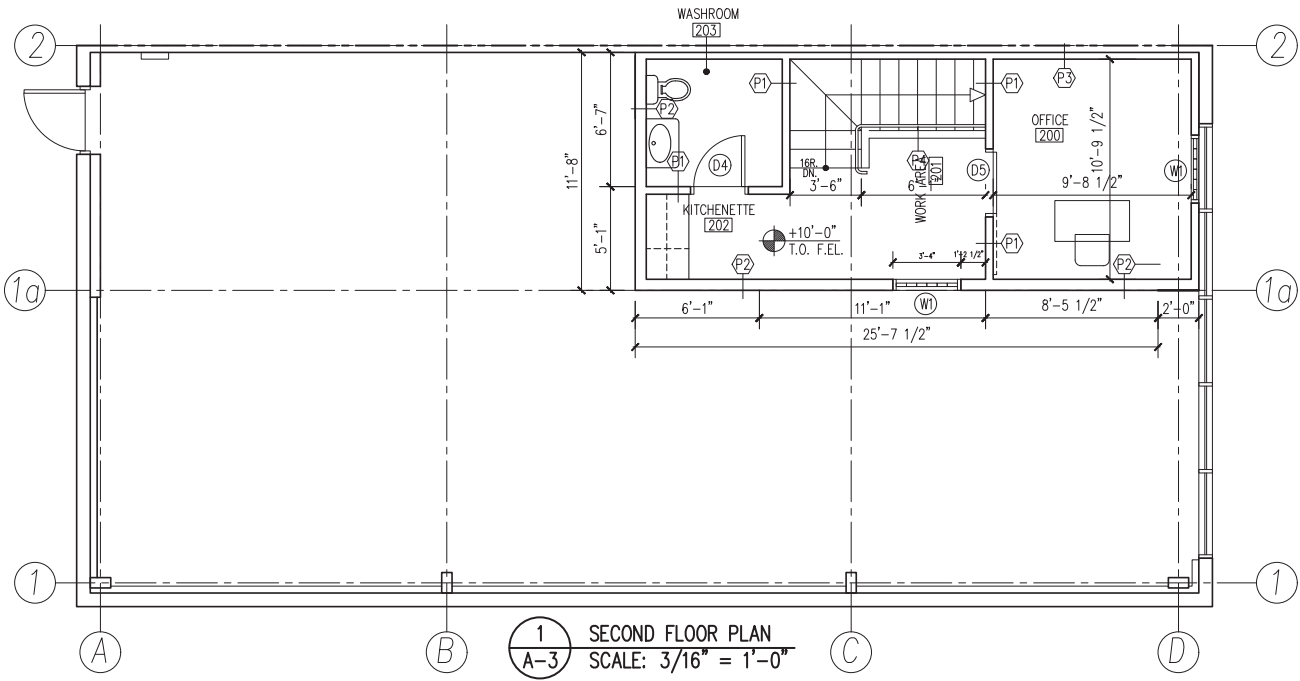
**Price:** \$495,000

**Property Taxes:** \$8,851.89 (2024)

# PROPERTY PHOTOS



# FLOOR PLAN



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