

# FOR SALE

## SHEFFIELD INDUSTRIAL

**NAI**Commercial



15712 - 112 AVENUE NW | EDMONTON, AB | INVESTMENT OPPORTUNITY

### PROPERTY DESCRIPTION

- Comprised of 14,128 sq.ft.± main floor and 4,741 sq.ft.± second floor office, for a total main building size of 18,869 sq.ft.±
- 760 sq.ft.± storage building included in sale
- Fenced and secured parking lot or storage area
- Recessed dock loading and three 12' x 12' grade loading doors
- Second Floor was extensively renovated in 2015
- Second floor includes reception, 5 offices, board room, large bullpen area, lunchroom and washrooms
- Easy access to 156 Street and Yellowhead Trail and close proximity to public transportation
- 3 phase industrial power (to be confirmed by buyer)
- Ceiling height of 14' - 16' clear span
- Rent Roll Available upon signed CA

5

MINUTES TO  
YELLOWHEAD TRAIL  
(HWY16)

25

MINUTES TO  
SOUTH EDMONTON QEII  
(HWY2)

10

MINUTES TO  
ANTHONY HENDAY DRIVE

3

HOURS TO  
CITY OF CALGARY

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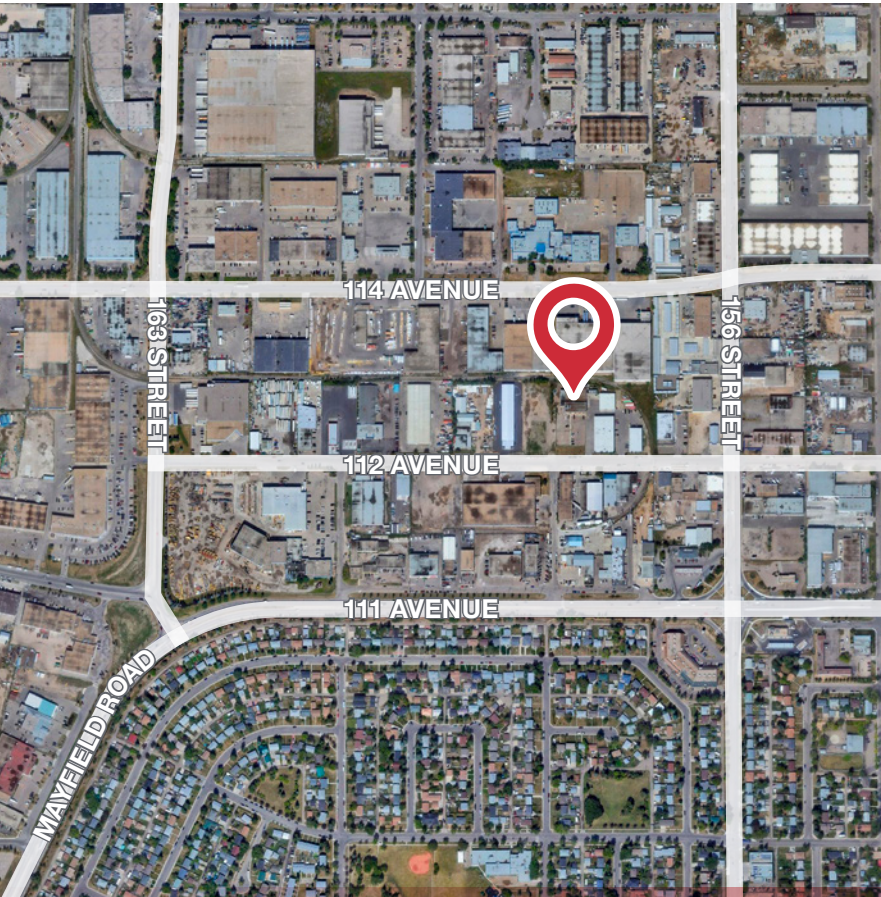
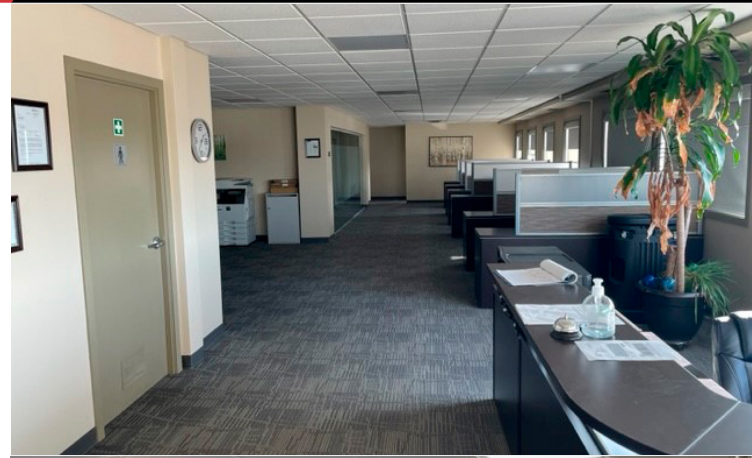


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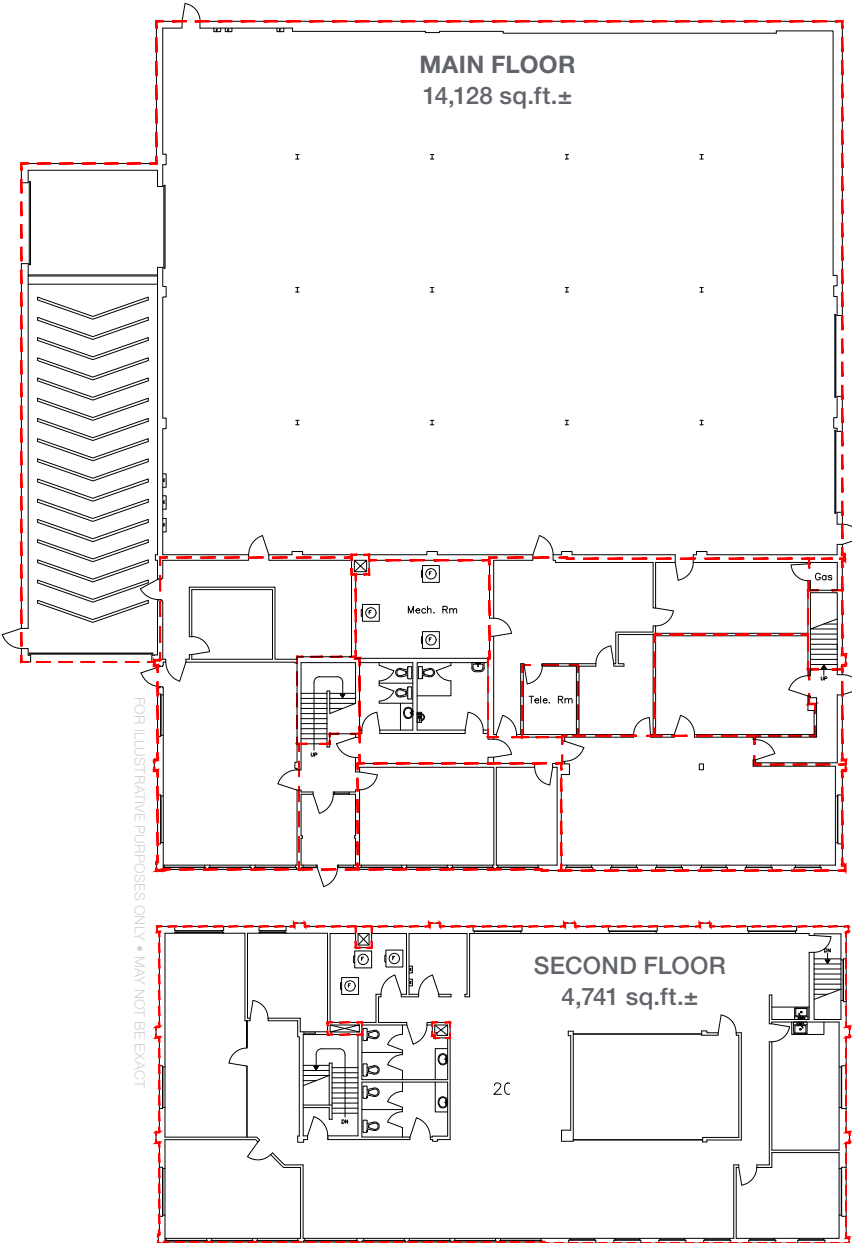


## ADDITIONAL INFORMATION

AVAILABLE SIZES	Main Floor:	14,128 sq.ft.±
	Second Floor:	4,741 sq.ft.±
	Contiguous Space:	18,869 sq.ft.±
	Extra Storage Building:	760 sq.ft.±
LEGAL DESCRIPTION	Plan 1323624, Block 1, Lot 13-22	
ZONING	IM (Medium Industrial)	
YEAR BUILT	1962	
LOADING	(3) 12'x12' grade doors	
CEILING HEIGHT	14'-16'	
POWER	TBC	
PROPERTY TAXES	\$40,654.49 (2021)	
SALE PRICE	\$2,995,000	







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