

FOR SALE / LEASE

FREESTANDING OFFICE / WAREHOUSE

5911 - 56 AVENUE

Edmonton, AB T6B 3E2



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PROPERTY OVERVIEW

- + 27% site coverage ratio with fenced and graveled yard
- + Great location in Roper Industrial Park with convenient access to 50th Street, 75th Street, and the Whitemud Freeway

CONTACT US

KEVIN HUGHES

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

GREGG MAIMANN

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

TREVOR SCHMIDT

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

JORDAN ADAMS

Vice President
+1 780 917 4645
jordan.adams@cbre.com

DANE LOCKE

Vice President
+1 780 917 4648
dane.locke@cbre.com

BRAYLON KLEMCHUK

Sales Representative
+1 780 229 4687
braylon.klemchuk@cbre.com

KAILEE CAMPBELL

Client Services Coordinator
+1 780 917 4628
kailee.campbell@cbre.com

www.cbre.ca/edmonton

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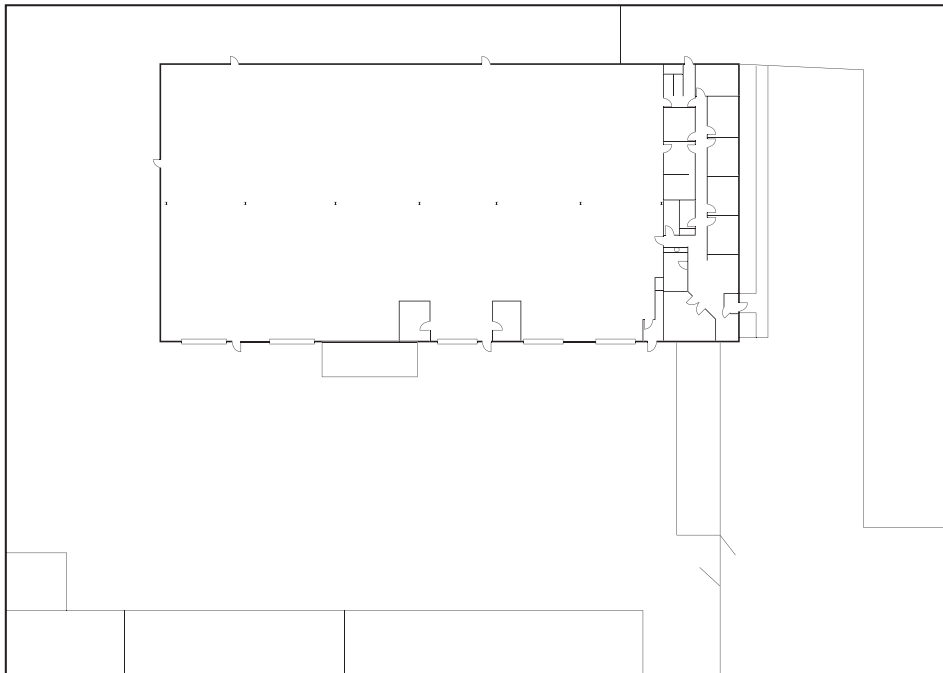
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PROPERTY DETAILS

Legal Description	Plan 8220320; Block 4; Lot 4
Zoning	IM (Medium Industrial)
Year Built	1998 Addition in 2001
Lot Size	± 1.78 acres
Warehouse Dimensions	180' x 98'
Total Available Area	1st Flr. Office 3,000 sq. ft. 2nd Flr. Office 3,000 sq. ft. Warehouse 18,000 sq. ft. TOTAL 24,000 sq. ft.
Grade-Level Loading	(4) 14' x 14' (powered) (1) 14' x 16'
Column Spacing	47' span

Ceiling Height	21' under joists 18' under hook
Power	800 amp, 277/480 volt *To be confirmed by purchaser
Lighting	Metal halide
Air Lines	Throughout
Yard	Graveled
Parking	27 stalls (energized)
Sumps	(2) 2-stage
Cranes	(1) 10-ton bridge crane (47' span & 180' travel)
Taxes (2019)	\$87,267.29
List Price	\$4,450,000 \$4,250,000
Asking Rate	\$12.00 per sq. ft. / annum



*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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