



Ideal for a wide range of office/warehouse uses

- Fully paved concrete site
- Excellent access to Whitemud Fwy via 75 Street and 50 Street
- Very economic building operation cost with in floor heating and superior insulation
- Recently completed major renovation of office and warehouse

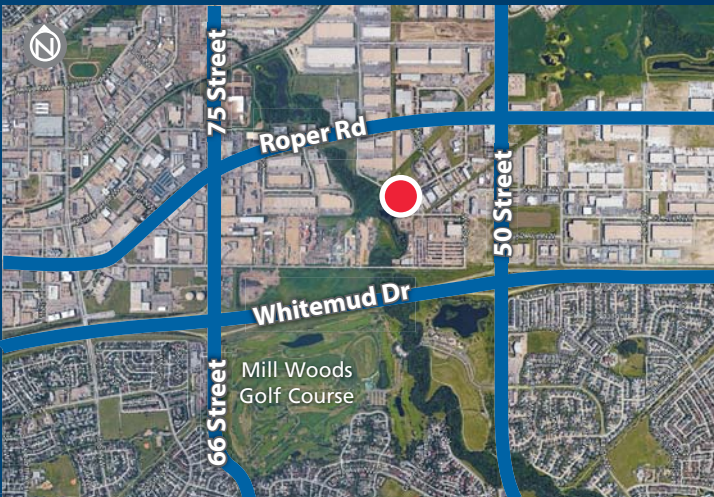
FOR SALE / LEASE

NWA Building

5603 and 5607 67th Street
Edmonton

Building **31,976** sq. ft.

Lot **2.1** acres



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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**BARCLAY
STREET**
REAL ESTATE



**Local
Businesses
Matter**



- Drive around access/egress
- Fully paved concrete site.
- Excellent access to Whitemud Fwy via 75 Street and 50 Street.
- Very economic building operation cost with in floor heating and superior insulation/ construction.
- Landlord will provide new metal facade in corporate colors.
- Major renovation of office and warehouse recently completed.

PROPERTY INFORMATION

ADDRESS:
5603 & 5607 67th Street, Edmonton

LEGAL DESCRIPTION:
Plan 8220320; Block 5; Lot 12

ZONING: IM - Medium Industrial

BUILDING AREAS:

AREA A
OFFICE A:
3,200 sf Main Floor
2,700 sf 2nd Floor
TOTAL: **5,900** sf

WAREHOUSE A:
20,726 sf

AREA B
OFFICE B:
1,800 sf Main Floor
WAREHOUSE B:
3,550 sf

SITE: 2.1 Acres

TOTAL
BUILDING
31,976 sf

YEAR BUILT: 2001

CEILING HEIGHT:
28' clear (warehouse)

LOADING: 7 x 14' x 14' grade doors, 1 drive through

CRANE: 1 x 5 ton east-west single bridge and 2 x 3.5 ton north-south two-bridge; 5 hooks

ELECTRICAL: 1200A 600V 3Ph

CONSTRUCTION TYPE:
Conventional steel frame, joists, beams and columns with full height, R30 insulated steel walls supporting a R40 structural metal roof

LIGHTING:
Metal halide/fluorescent

HEATING/HVAC:
Forced air (office)
In floor boiler (warehouse)

FINANCIAL INFORMATION

PROPERTY TAXES (2021):
\$110,070.22/year (\$3.44/sf)

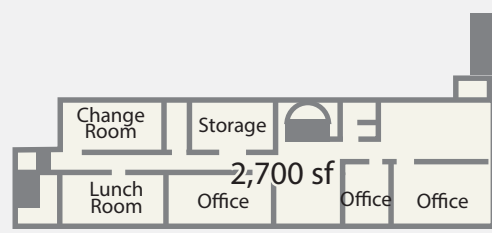
No Op. Costs

SALE PRICE: \$6,800,000

LEASE RATE: \$10/sf



MAIN FLOOR



SECOND FLOOR

AREA A

OFFICE A:
3,200 sf Main Fl
2,700 sf 2nd Fl
 TOTAL: **5,900 sf**

WAREHOUSE A:
20,726 sf

TOTAL:
26,626 sf

WAREHOUSE A:

- Clear span shop and extensive natural light.
- Air exchange system.
- Air/water distribution throughout.
- Cranes: 1 x 5 ton east-west single bridge and 2 x 3.5 ton north-south two-bridge; 5 hooks.
- 600V 1200A 3 Ph power.
- Heavy duty 6" and 8" concrete slab and yard area.
- Sump drains.
- 5 x 14' x 14' grade doors, 1 drive through

OFFICE A:

- 5,900 sf office (over 2 floors) on south end with shop access.
- Recent renovations include fiber optic, flooring, paint etc., and telecom system.
- Mezzanine level includes private offices, boardroom and lunch room.
- Reception desk/ service counter.

AREA B

OFFICE B:
1,800 sf Main Fl

WAREHOUSE B:
3,550 sf

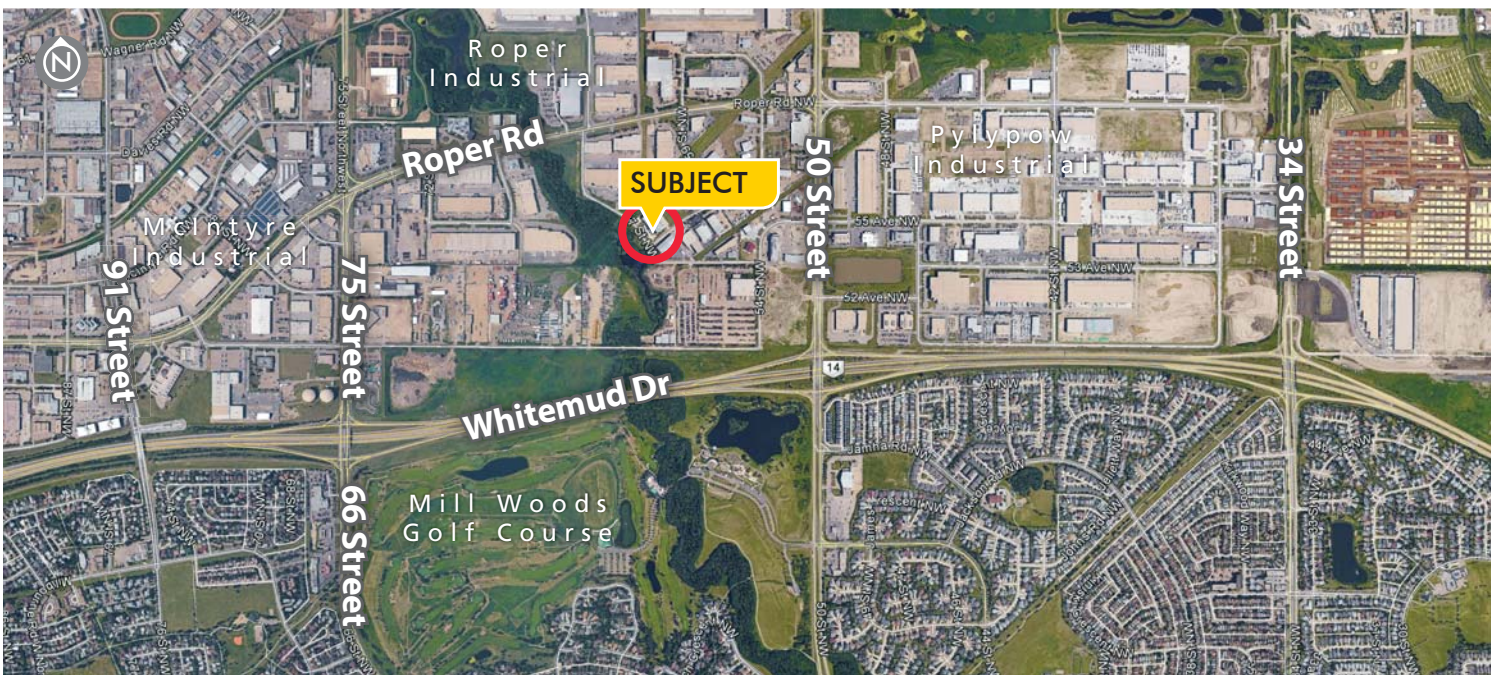
TOTAL:
5,350 sf

WAREHOUSE B:

- Clear span shop and extensive natural light.
- Air exchange system.
- Air/water distribution throughout.
- 600V 200A 3 Ph power.
- Heavy duty 6" and 8" concrete slab and yard area.
- Sump drains.
- 2 x 14' x 14' grade doors.

OFFICE B:

- 1,800 sf office on south end with shop access.
- Recent renovations include fiber optic, telecom system and new HVAC.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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