

Western Hard Chrome Facilities

Building B | 14,356 SF on 0.51 Ac

5730 - 96th Street
Edmonton, Alberta

Adjacent 'Building A' Site Available: 18,264 SF on 0.56 Acres



Western Hard Chrome Facilities | Building B

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Western Hard Chrome Facilities

Building B

Excellent south Edmonton location with easy access to Gateway Boulevard, Whitemud Drive and Argyll Road. The building features multiple cranes and is a rare site and building size in southeast Edmonton with redevelopment potential.

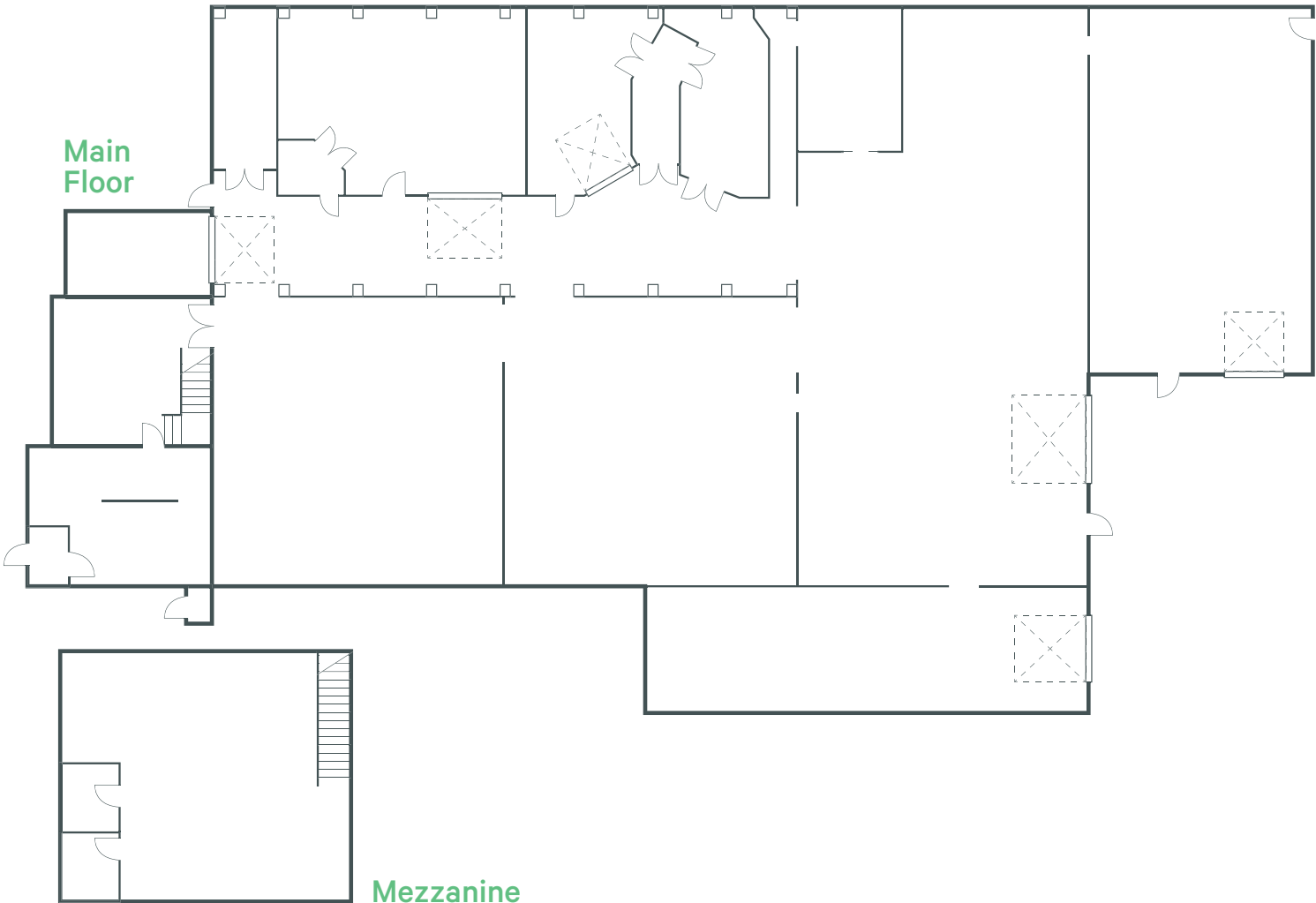
The property is available within 60 days. The adjacent property, Building A, (9625 - 58th Avenue) is also available for sale.

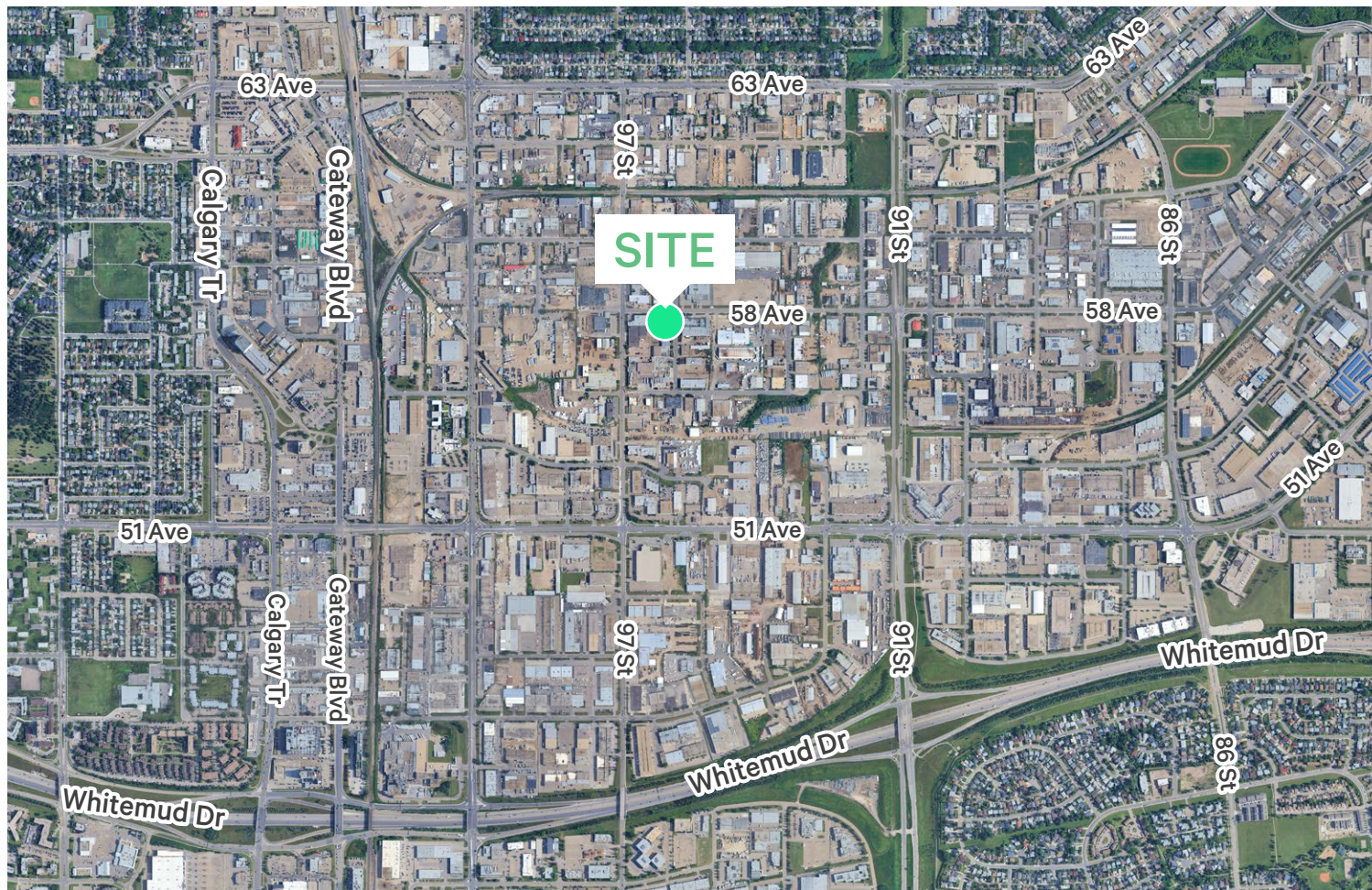
Legal Address	Plan 6123HW; Block 3; Lot 14
Zoning	IH - Heavy Industrial
Year Built	1975 (with multiple additions)
Site Size	0.51 acres
Building Size	14,356 sq. ft.
Loading	Grade loading
Construction	Various
Column Spacing	Various
Ceiling Height	Various
Power	750 amp, potential for additional* *To be confirmed by purchaser

Heating	Forced air
Lighting	Fluorescent & LED
Downdraft Fans	Yes
Dust Collector	Yes
Sumps	Yes
Cranes	(2) 450 lbs jib cranes, (2) 800lbs cranes, (1) 4-ton crane, (2) 2-ton cranes, (1) 6-ton crane
Fibre	Yes
Taxes (2026)	\$51,318.43
List Price	\$1,000,000.00
Available	Within 60 days

Building B (approximation only)

14,356 sq. ft.





Contact Us

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*(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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