

FOR SALE

RARE OWNER-USER OPPORTUNITY

NAICommercial



10025 - 169 STREET | EDMONTON, AB |

WEST END AUTOMOTIVE /
INDUSTRIAL FACILITY

PROPERTY HIGHLIGHTS

- Highly functional $\pm 8,987$ sq. ft. automotive/industrial service facility on ± 0.375 acres in west Edmonton
- Prime location with immediate access to 170 Street, Stony Plain Road, 100 Avenue, and Anthony Henday Drive
- Excellent connectivity for customers, employees, and service vehicles
- Opportunity to acquire the neighbouring ± 0.375 -acre vacant lot for additional site area
- Ideal for extra parking, yard storage, or future expansion and operational flexibility
- Rare chance to secure additional land in a tightly held west Edmonton industrial market



CONOR CLARKE

Senior Associate
587 635 2480
cclarke@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8175ET Blk 38 Lot 17,18
ZONING	BE - Business Employment
SIZE AVAILABLE	8,987 sq.ft.±
SITE/YARD SIZE	5,500 rear fenced yard; 0.375 AC site.
YEAR BUILT	1977
CONSTRUCTION	Concrete block construction on concrete slab
CEILING HEIGHT	18'
HEATING	Make-up Air; Suspended Overhead units
POWER	TBC
LIGHTING	LED
LOADING	Two (2) 14' x 16' overhead grade doors One (1) 12' x 14' overhead grade door
OFFICE SIZE	~1,500 sq.ft.
PARKING	Ample surface parking (with ability to purchase neighboring lots located at 10029 - 169th Street)
DRAINAGE	Two dual-compartment sumps; Trench drain
PROPERTY TAXES	\$37,658.82 (2025)
SALE PRICE	\$2,200,000
NOTES	- Functional automotive / industrial service build-out - Make-up air system - Two paint booths - Drive-through / service-oriented layout

