

# FOR SALE

**UP TO 18,800 SF ON 1.09 ACRES**

14525 115 AVENUE, EDMONTON, AB

**REDUCED PRICE**

**PLUS 6,400 SF QUONSET**

**AVAILABLE IMMEDIATELY**

**SALE PRICE**

~~\$2,875,000~~

**\$2,495,000**

**CAN BE REMOVED**

**CAN BE DEMO'D**

**SEE PAGE 4 FOR RENDERING**

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# The OPPORTUNITY

Situated in Huff Bremner Estate Industrial area, a prominent industrial hub, offering easy access to major arterials such as Yellowhead Trail, 170 Street NW, and Anthony Henday.

Property allows for an open concept layout suitable for a range of uses, including its current use of manufacturing.

Graveled with concrete apron surface yard with a singular access point.



## PROPERTY DETAILS

### MUNICIPAL ADDRESS

14525 115 Avenue,  
Edmonton, AB

### LEGAL DESCRIPTION

Plan 4025KS, Block 4,  
Lot 7A

### YEAR BUILT

Building 1 1971  
Building 2 2004

### MARKET

Huff Bremner Estate  
Industrial

### POWER

3 Phase, 400A, 277/480V

### LOADING DOORS

Building 1 (1) Grade  
Building 2 (2) Grade  
12x10, 12x16  
(Additional doors can be  
added)  
Quonset (5) Grade

### CLEAR HEIGHT

20-24'

### ZONING

IM - Medium Industrial

### BUILDING SIZE

Building 1: 4,200 SF  
Building 2: 14,600 SF

### QUONSET SIZE

6,400 SF  
160' x 40'

### SITE SIZE

1.09 Acres

### SITE COVERAGE RATIO

53% With Current Buildings  
Remaining in Place

31% With Demo of Building 1  
& Quonset

## FINANCIAL INFORMATION

### SALE PRICE

\$2,495,000

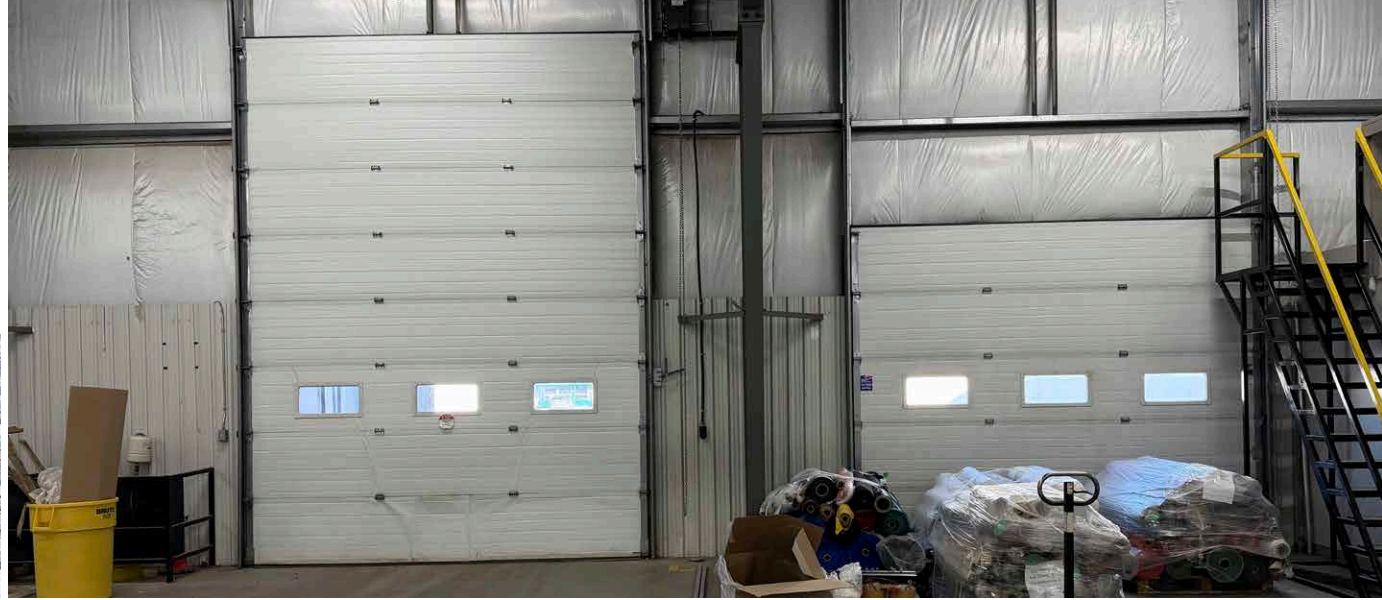
### PROPERTY TAXES

\$75,441.09 (2026)

# Property PHOTOS



Building 2 is a clear span facility



BUILDING 2 IS A CLEAR SPAN FACILITY



BUILDING 2 FEATURES SIMPLE OFFICE, LUNCH ROOM AND WASHROOM FACILITIES WITH LIGHT STORAGE MEZZANINE

# The LOCATION



## Redevelopment / Yard Opportunity

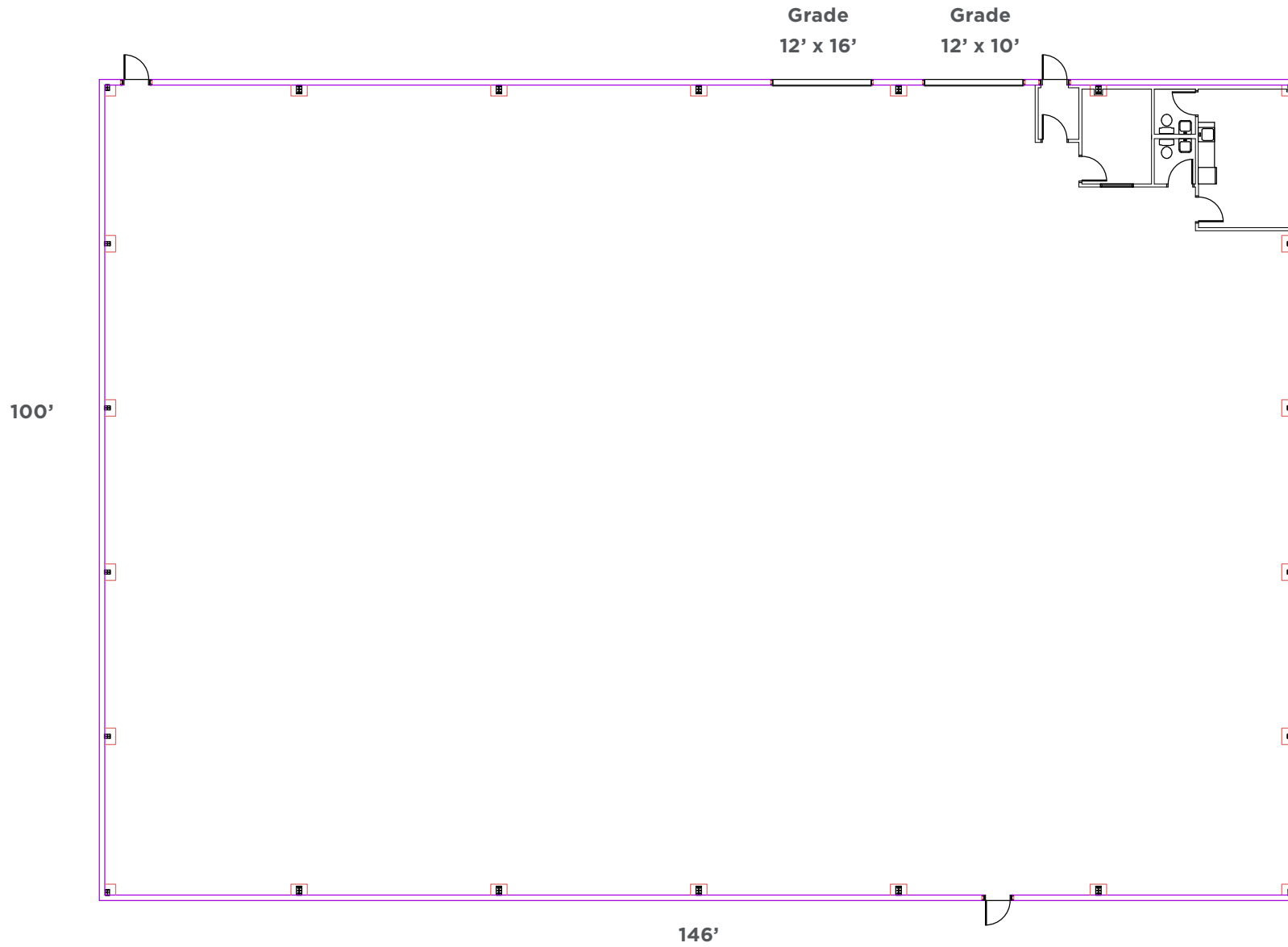
The potential removal of the Quonset structure and demolition of the secondary building creates an opportunity to significantly reduce the current site coverage ratio and open up additional yard area across the property. This configuration would allow for expanded outdoor storage, vehicle circulation, or equipment staging — a valuable feature for many industrial users.

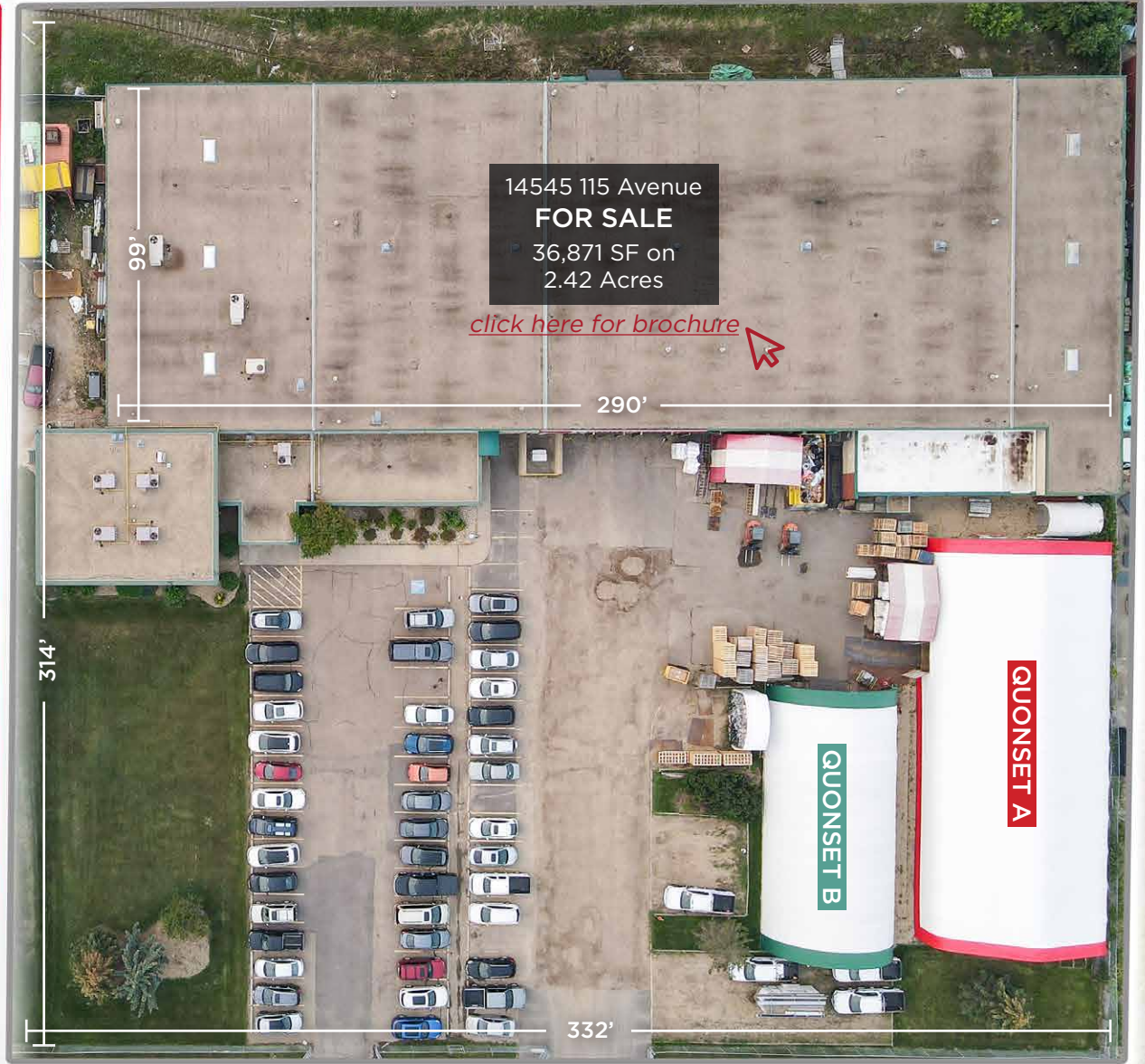
With the increased yard capacity, the site may be well suited for uses that benefit from large outdoor areas, including auto-related businesses (vehicle storage, repair, detailing, or fleet services), contractor yards, equipment rental, outdoor storage, landscaping operations, or even specialty uses such as a doggy daycare with secured outdoor play areas.



RENDERING PHOTO OF BUILDING 1 AND  
QUONSET REMOVED

# Floor Plan





\*Property measurements not exact, for information purposes only