

Owner / User Opportunity in Aurum Energy Park

savills

FOR SALE

13080 – 25 Street NE Edmonton, AB T6S 0A4



SPACE PROFILE

13,627 SF

Total SF

\$5,950,000

Sale price

3.53 acres

Site size

\$132,968.27

Property taxes (2026)

2018

Year built

November 1, 2026

Possession



PROPERTY OVERVIEW

This owner / user opportunity is in the NE corner of Edmonton in the bustling area of Aurum Energy Park. Home to a new 750-acre development with efficient access to major transportation routes, 15 minutes to downtown Edmonton and 30 minutes to Edmonton International Airport.

Edmonton is the home to a vast majority of logistics, transportation and fabrication in Alberta's \$250 billion energy sector. This expanding and thriving service area has the infrastructure and access needed to set your company up for success.





SPACE PROFILE

Medium Industrial

Zoning

24'

Ceiling height

(1) 10-ton crane

Crane

P-1423235 B-8 L-3

Legal description

(20) Surface stalls

Parking

(1) 14' Grade door

(4) 16' Grade drive-thru

Loading

KEY HIGHLIGHTS

- Building size of 13,627 SF total

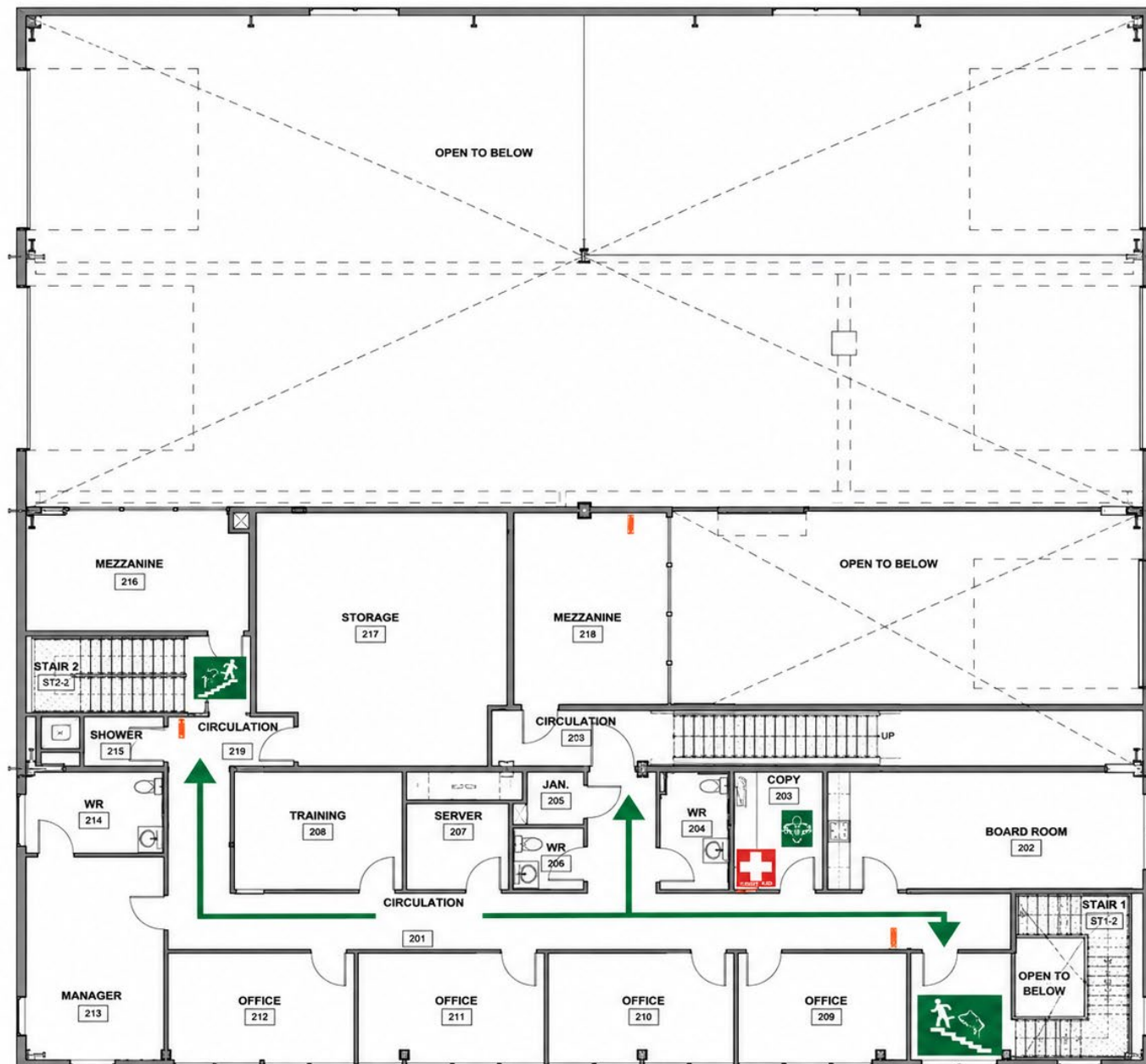
Main floor office:	2,992 SF
Second floor office:	3,132 SF
Shop space:	7,503 SF
- The property features a fenced yard, built out office space, reception area, security system and signage opportunity
- Located in Aurum Energy Park – featuring pipeline transmission facilities, natural gas fill-up station, Alberta's hydrogen production facility and other Canadian petrochemical companies
- High-load corridor access to Anthony Henday Ring Road, Yellowhead Highway 16, Highway 21 and Highway 15
- Multiple railroad transload facilities close-by





MAIN FLOOR

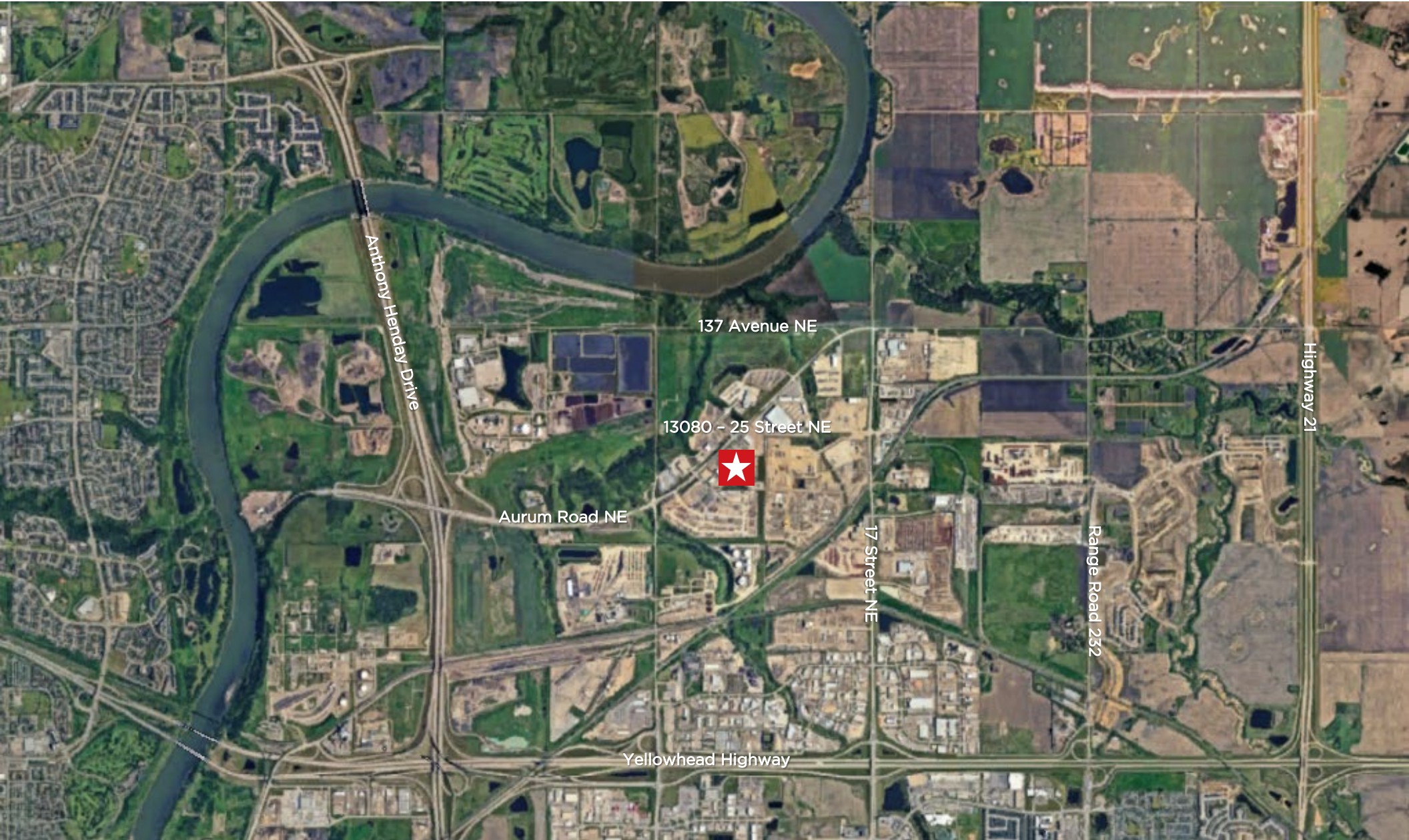
10,495 SF



SECOND FLOOR

3,132 SF





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