







USER/INVESTMENT

7211 - 8 STREET, EDMONTON, ALBERTA

PROPERTY HIGHLIGHTS

-  **Functionality:** Functional office/warehouse property with fully prepared and fenced land on 4.13 acres
 - » Office area offers exceptional quality, modern, bright work areas and staff amenities
 - » Warehouse designed with heavy power, high ceilings, air lines, radiant heating and more
-  **Yard Area:** Fully fenced, gated
-  **Recent Construction:** Built in 2008, this facility has excellent finishes and features such as make up air, jib crane, heavy power, air curtains electric overhead doors that can accommodate a variety of users
-  **Superior Location:** Located in the Maple Ridge Industrial, this facility has quick access to Sherwood Park and Anthony Henday with city services and city amenities a few minutes away

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7211 - 8 STREET
EDMONTON, ALBERTA

FOR SALE
Two Freestanding
Buildings on 4.13 Acres

PROPERTY INFORMATION

MUNICIPAL ADDRESS	Building 1: 7211 - 8 Street Building 2: 7221 - 8 Street
LEGAL DESCRIPTION	Plan 0821861, Block 2, Lot 6
LAND SIZE	4.13 acres
TOTAL PROPERTY SIZE	23,500 sq.ft.
ZONING	IM
2022 TAX LEVY	\$117,326.65
YEAR BUILT	2008
SERVICES	City services
SALE PRICE	\$5,350,000

ADDITIONAL BUILDING SPECIFICATIONS

- Compressed air drops to various parts of the shop
- Make up air units
- Office area
- Air curtains
- Jib cranes

SIZE DETAILS

BUILDING 1	Main floor	12,500 sq. ft.
	Second floor	3,000 sq. ft.
	Total	15,500 sq. ft.
BUILDING 2	Office	1,000 sq. ft.
	Shop	7,000 sq. ft.
	Total	8,000 sq. ft.

Building 2 is leased. Lease information available upon execution of confidentiality agreement or conditional offer.

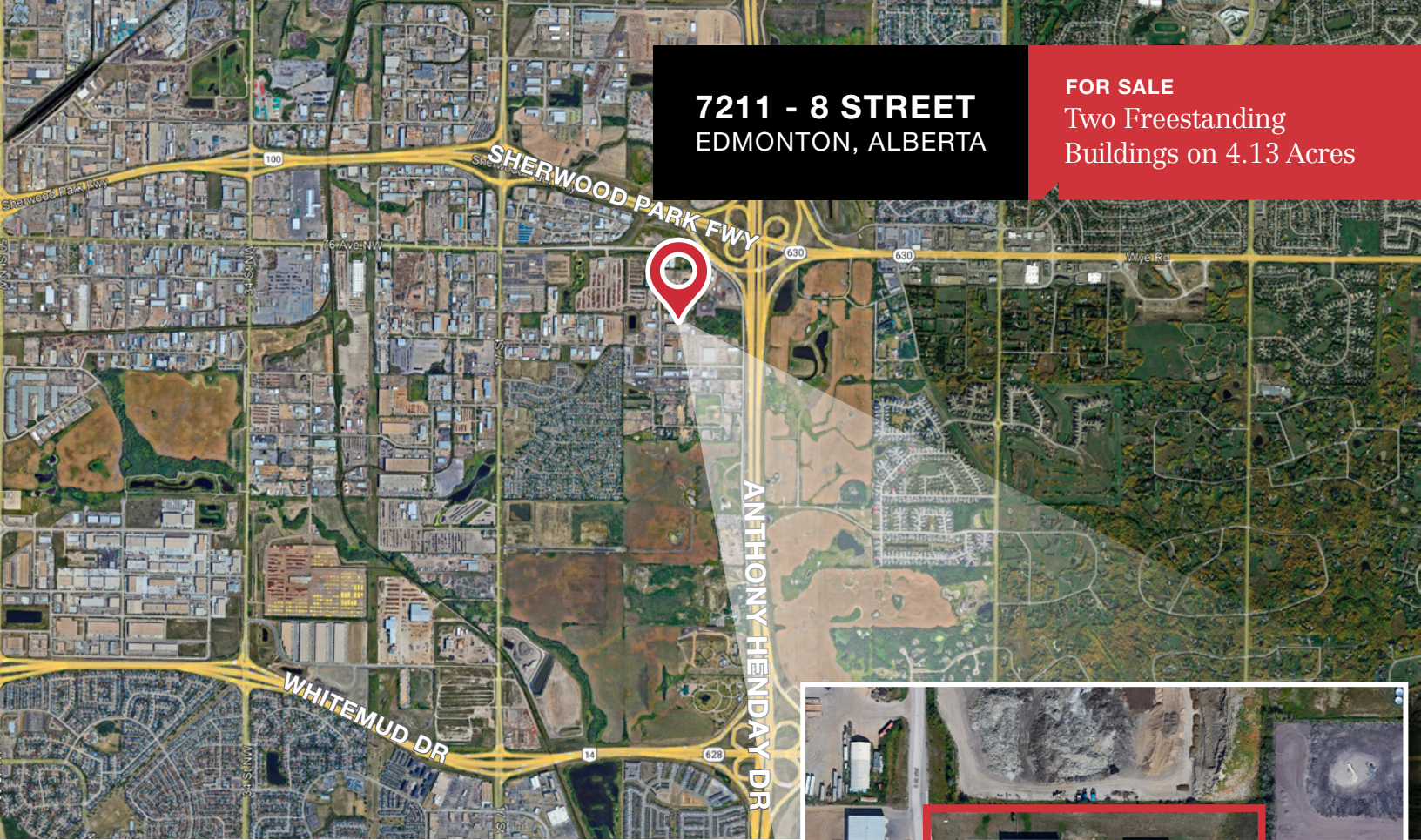
WAREHOUSE INFORMATION

LOADING	Electric steel insulated overhead doors
BUILDING 1	(2) 16'x16'
BUILDING 2	(2) 16'x16'
CEILING HEIGHT	21'-24'
POWER	Heavy power
LIGHTING	LED
HEATING	Tube heaters
CRANE	5-ton crane, multiple jibs

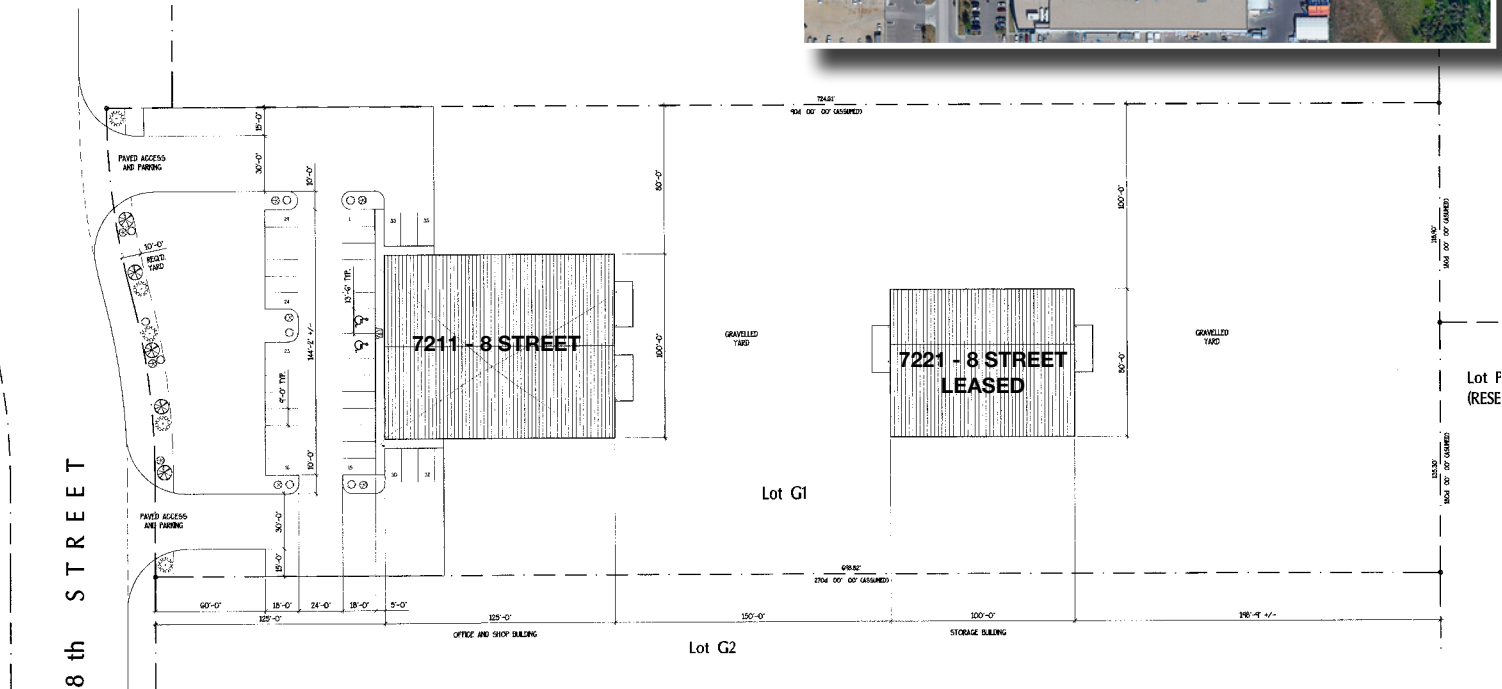


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SITE PLAN



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