

Industrial Condo Unit with Yard Space

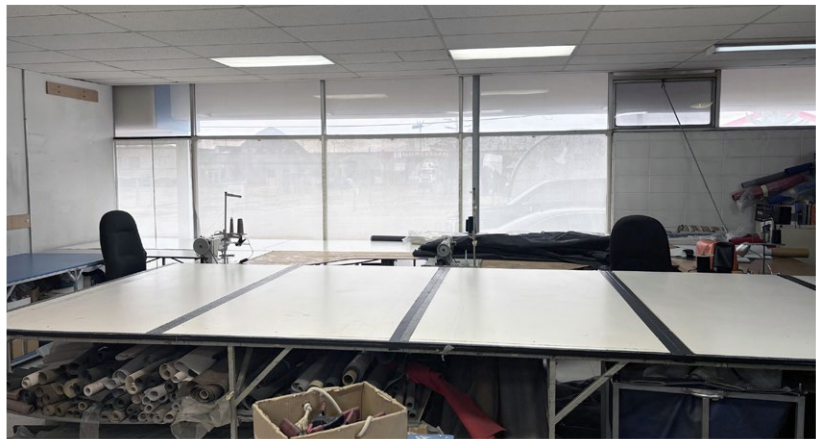
14544 - 115th Avenue
Edmonton, Alberta
www.cbre.ca

Price Reduced! | 8,100 SF with Grade Level Loading



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This property is ideally situated in north Edmonton, offering excellent connectivity with quick access to 118th Avenue, Yellowhead Trail, and Anthony Henday Drive. The site features an exclusive, fully fenced yard compound with a combination of gravelled and paved surfaces, providing flexibility for a variety of industrial uses. The roof was replaced approximately 10 years ago, enhancing the building's long-term reliability and functionality.

For Sale

Legal Address	Condominium Plan 0323421; Unit 2
Zoning	IM – Medium Industrial
Year Built	1964
Available Area	8,100 sq. ft.
Grade Loading	(1) 10' x 14'
Construction	Concrete block
Column Spacing	26'
Ceiling Height	14'10" clear 16'8" to roof deck
Power	200 amp, 240 volt 3-phase <i>*To be confirmed</i>

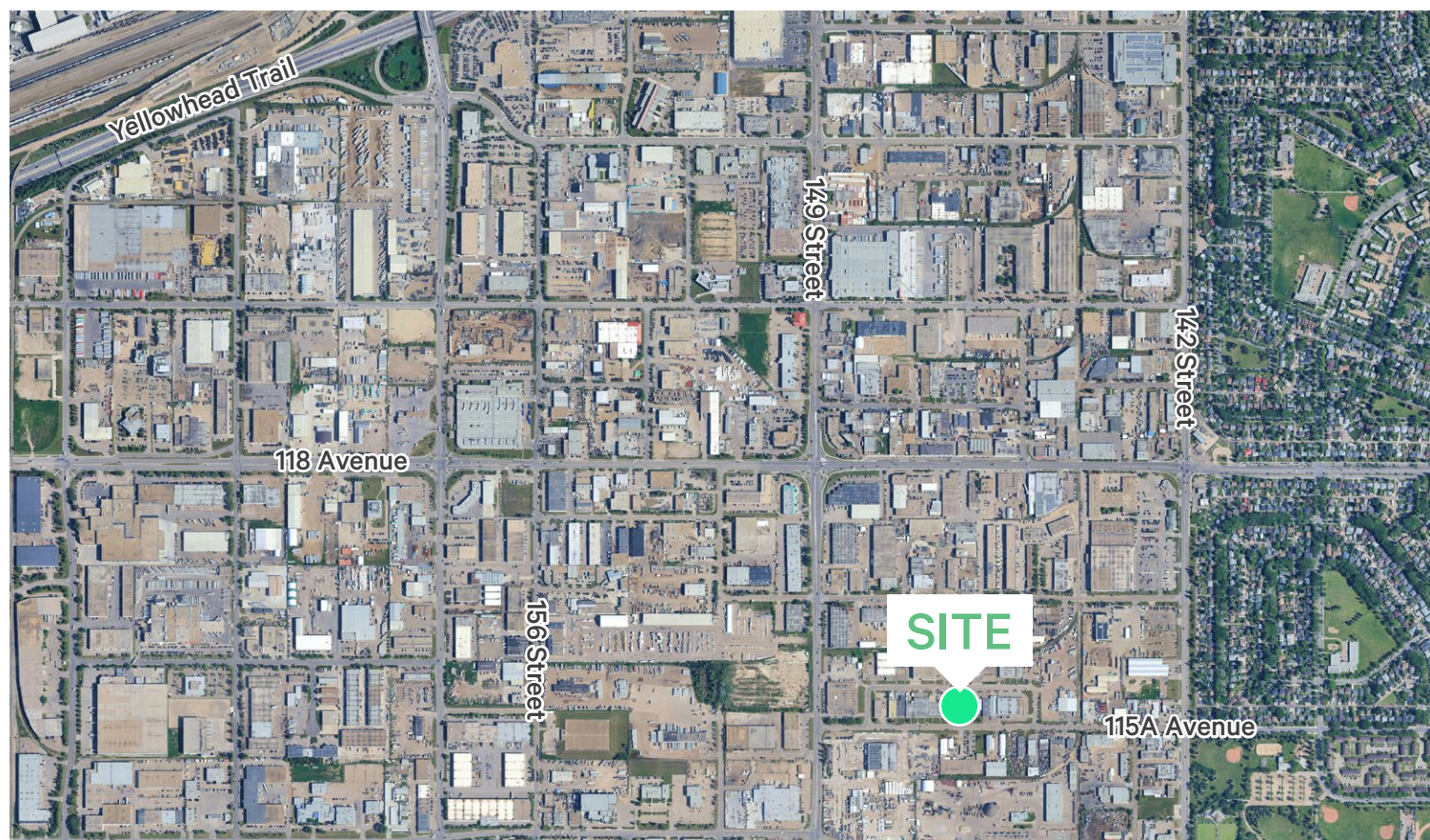
Heating	Gas fired forced air
Lighting	Fluorescent
Yard Area	Partially graveled and compacted
Sumps	Single stage
Condo Fees (2026)	TBC
Taxes (2026)	\$34,285.46
Sale Price	\$1,335,000 \$1,600,000
Available	60 days from condition removal



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Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com
**Lead Broker*

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Senior Associate
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

*(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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