FOR SALE

CUSHMAN & WAKEFIELD
Edmonton

FORMER DERRICK DODGE TRUCK CENTRE

HIGH EXPOSURE, PROMINENT LOCATION

6311 104 STREET NW, EDMONTON, AB
27,676 SF ON 4.16 ACRES

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

Mark Bowman
Associate
780 993 3783
mark.bowman@cwedm.com

THE OPPORTUNITY

Cushman & Wakefield Edmonton is pleased to present the opportunity to acquire the Former Derrick Dodge Truck Centre site, located between Calgary Trail and Gateway Boulevard. This is one of the city's most visible corridors, offering strong exposure along high-traffic arterial routes and excellent connectivity throughout Edmonton.

Opportunities like this are limited within the Strathcona Junction Corridor, particularly with the level of commercial development happening nearby. The property presents a compelling option for both owner-users and developers looking to establish themselves in a high-demand area.

The site's low coverage provides redevelopment potential, while the existing automotive dealership improvements support continued use, offering flexibility depending on a buyer's timeline and strategy.

Overall, the property is well-positioned to benefit from continued growth and investment in the area, making it a strong opportunity in a corridor that continues to gain momentum.

PROPERTY DETAILS

MUNICIPAL ADDRESS	6311 104 STREET NW Edmonton AB
LEGAL DESCRIPTION	Plan 9925987, Block 74, Lot 24
ZONING	Site Specific Development Control Provision (DC2 (515))
BUILDING SIZE	Main**:** 23,106 SF Secondary: 4,579 SF **Total: 27,676 SF**
BUILDING AGE	1999
LAND SIZE	4.16 Acres
AVAILABILITY	Immediate
SALE PRICE	$14,500,000

MAIN BUILDING:

- Showroom, shop, parts, and quick service bay
- 8 Offices
- 5 washrooms
- lunchroom
- (4) 12'x12' Drive-Thru Grade
- (8) 14'x16' Grade (1 Drive-thru)
- Make-up Air Units
- Forced Air, Overhead Unit, and radiant tube heating
- Sumps and Trench Drains
- Service pit

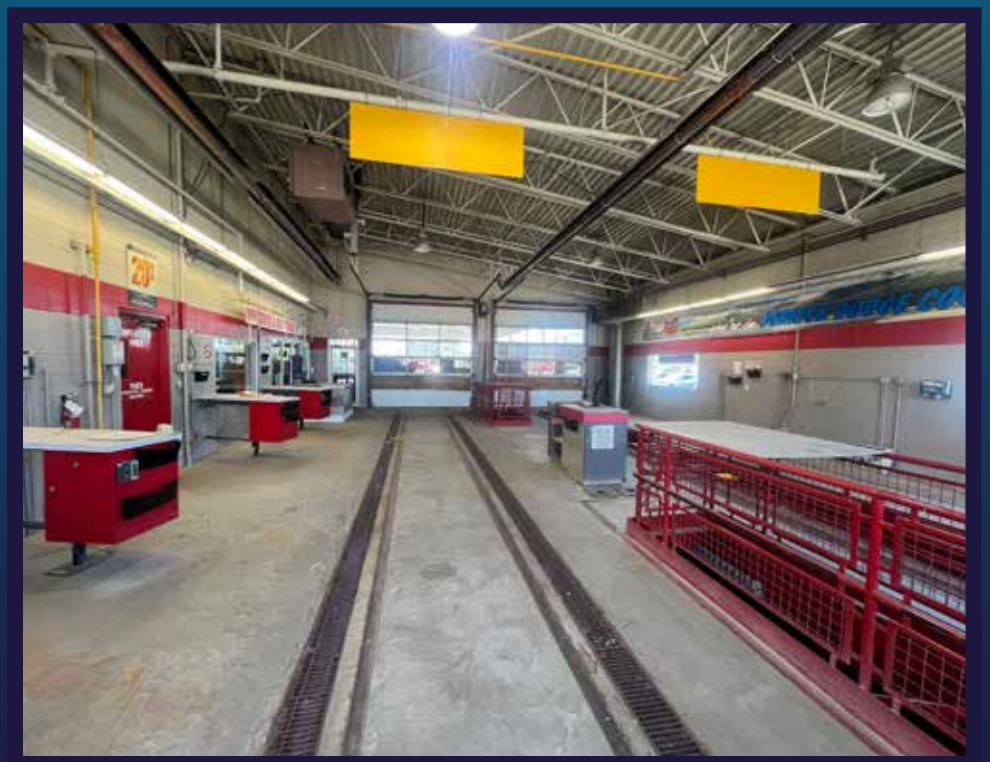
CEILING HEIGHTS:

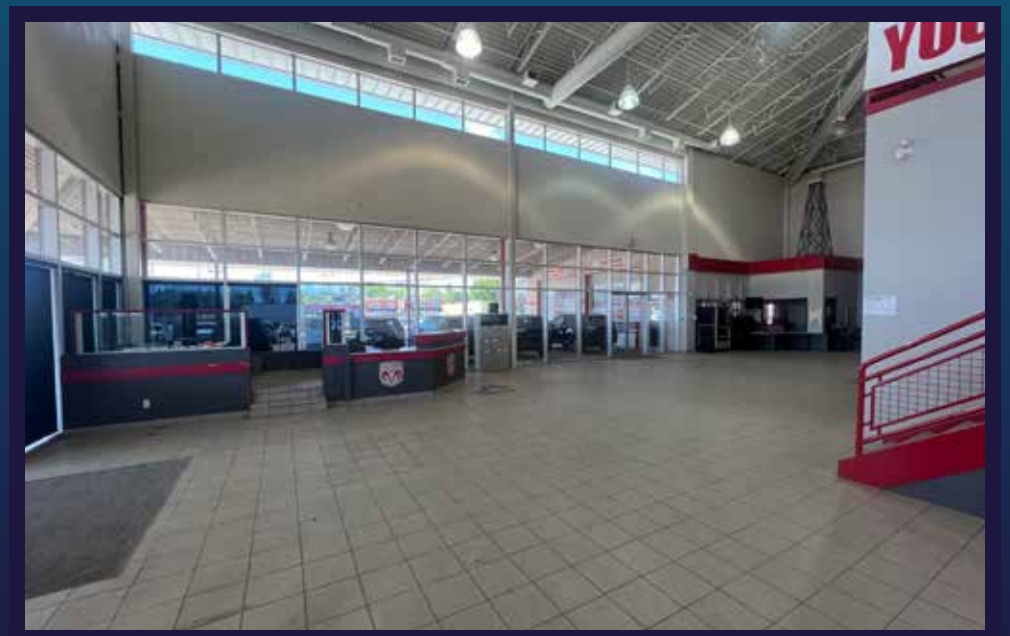
- Showroom: 25' - 34'
- Shop: 17' - 19'8"
- Quick Service: 15' - 20'

SECONDARY BUILDING:

- Reception Area
- 6 offices
- 2 washrooms
- storage mezzanine
- (2) 18'x14' Grade
- Sumps and trench drains

PROPERTY PHOTOS

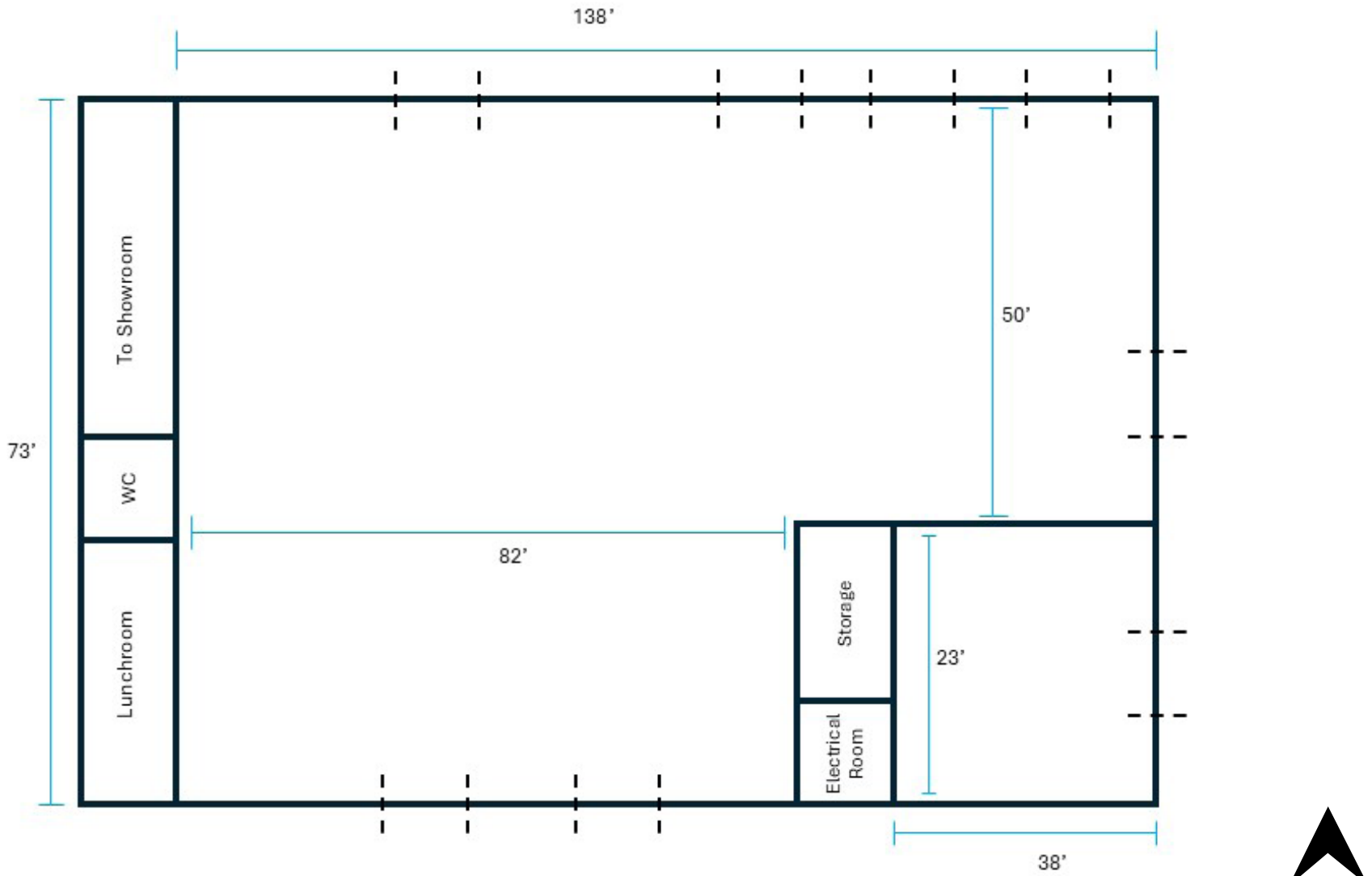




SHOWROOM/OFFICE
FLOOR PLAN

***Measurements are not verified, and the floor plan is not to scale and is provided for demonstration purposes only.**

SHOP FLOOR PLAN



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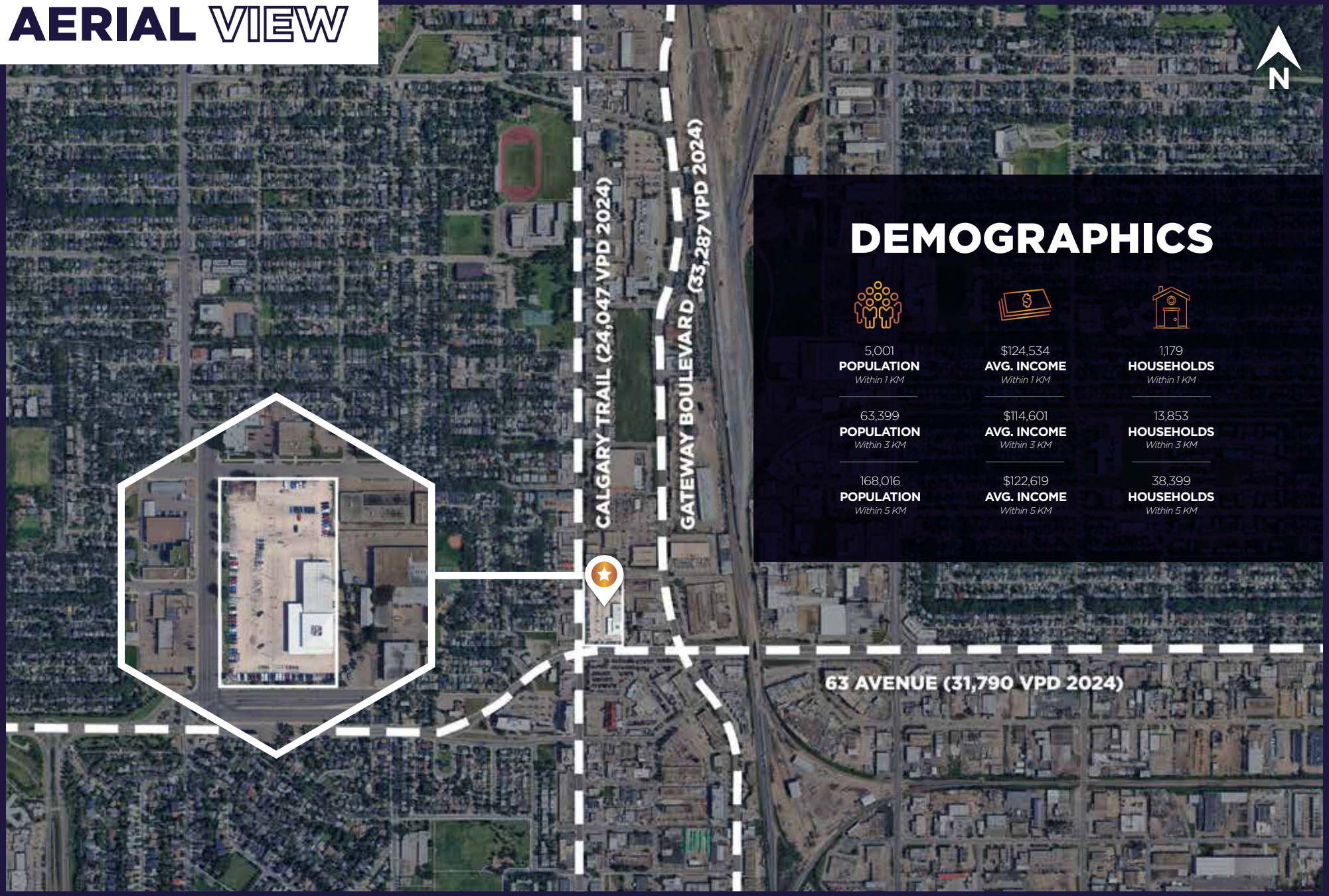
AERIAL VIEW



DEMOGRAPHICS

5,001 **POPULATION** *Within 1 KM*	$124,534 **AVG. INCOME** *Within 1 KM*	1,179 **HOUSEHOLDS** *Within 1 KM*
63,399 **POPULATION** *Within 3 KM*	$114,601 **AVG. INCOME** *Within 3 KM*	13,853 **HOUSEHOLDS** *Within 3 KM*
168,016 **POPULATION** *Within 5 KM*	$122,619 **AVG. INCOME** *Within 5 KM*	38,399 **HOUSEHOLDS** *Within 5 KM*

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