

FRONTING 75 STREET

5 Buildings on 12.83 Acres

OVER 70,000 SF± IN 5 BUILDINGS WITH FLEXIBLE LEASES IN PLACE

6405 - 75 STREET | EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410











NAI EDMONTON.COM

CHAD SNOW
Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN
Senior Associate
780 435 5301
kmartin@naiedmonton.com

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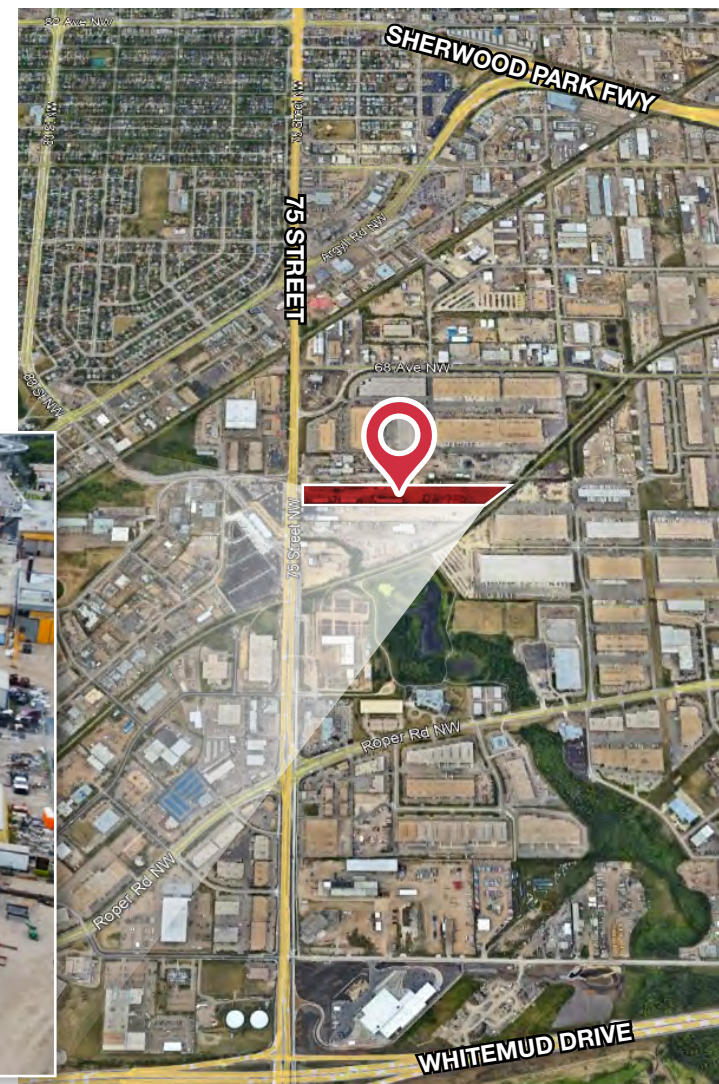
Property Highlights

-  Over 70,000 sq. ft. in 5 buildings with flexible leases in place
-  Located directly across from the new Davies Transit Centre and Park and Ride lot, making this site accessible to staff throughout the city
-  Exposure to 36,300 vehicles per day on 75 Street North of McIntyre Road (2022 City of Edmonton)
-  Multiple cranes up to 20 ton extending up to 700' throughout shop to exterior yard
-  Land fully graveled, fenced and compacted
-  Additional Outfront Media sign provides annual income - annual lease to March 2025
-  Phase I Environmental (Sept 2018) available
-  Asking \$9,200,000

ZONING

Medium Industrial (IM)
Business Employment (BE)

PROPERTY TAXES \$207,378.04 (2025)



Main Shop

| | |
|----------------|--|
| SIZE | 41,656 sq.ft.± |
| CRANES | Four cranes - 10, 15, and (2) 20 ton cranes |
| POWER | Heavy power |
| CEILING HEIGHT | 20'± ceiling height with a craneway height of 16'± |
| LOADING | Multiple overhead doors, allows for drive thru Folding doors on east side allow building to be opened to cranes and widths up to 45'± |
| YARD | Tenant has use of 200' east of building for yard |
| NOTES | The building is currently fully leased. Lease income and further details through broker. |



Building 2

SIZE 7,500 sq.ft.±

CLEAR HEIGHT 16'-18'±

LOADING Four 12'x14' overhead doors

NOTES
Could be separated into 3 bays
The Building is currently fully leased. Lease income and further details through broker.



Body Shop

| | |
|--------------|--|
| SIZE | 7,500 sq.ft.± |
| CLEAR HEIGHT | 16'-18'± |
| LOADING | Four 12'x14' overhead doors |
| NOTES | The Building is currently fully leased. Lease income and further details through broker. |



Fab Shop

SIZE 7,750 sq.ft.±

ADDITIONAL BUILDING Unheated attached covered building: 2,250 sq. ft.±

CEILING HEIGHT 28'-30'±

POWER Heavy power

NOTES The Building is currently fully leased. Lease income and further details through broker.



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Retail/Office

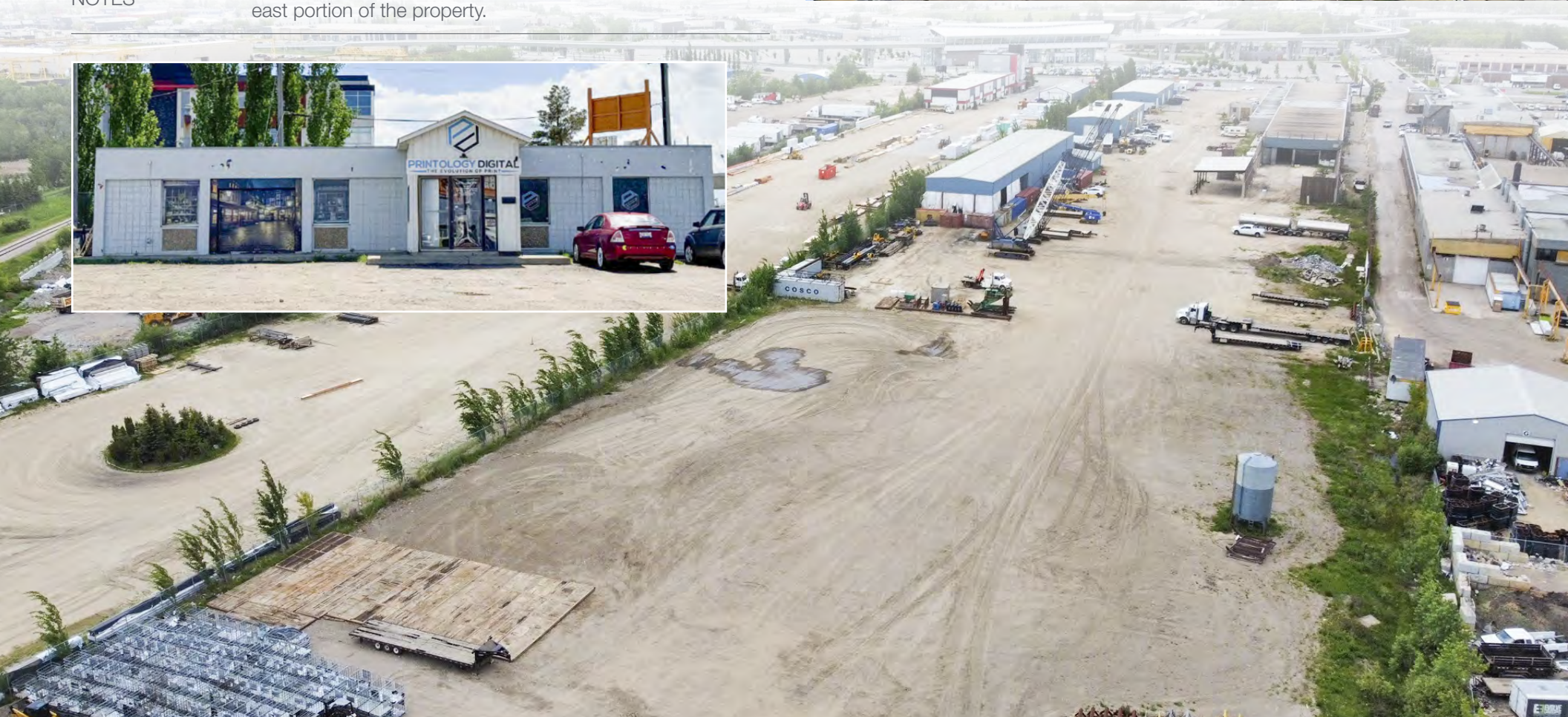
SIZE 2,242sq.ft.±

NOTES The Building is currently fully leased. Lease income and further details through broker.

Yard

SIZE 3 acres

NOTES Partial Yard Lease: Currently one 3 acre lease at the rear east portion of the property.



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ASKING \$9,200,000

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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