



Freestanding Industrial Building with Yard

8,912 SF± ON 0.54 ACRES

5720 - 103A STREET, EDMONTON, AB

FOR SALE



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



780 436 7410



NAIEdMONTON.COM

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NAICommercial

Property Highlights

- 8,912 sq.ft industrial building on 0.54 acres
- Drive-thru bays
- 23' clear height
- 5,500 sq.ft.± vacant, remainder of building leased month-to-month
- Dual compartment sumps
- 200A power per bay (TBC)
- Heavy Industrial Zoning
- Close proximity to Calgary Trail, Gateway Boulevard and Whitemud Drive



Additional Information


| | |
|-------------------|---------------------------------|
| AREA AVAILABLE | 8,912 sq.ft.± |
| LEGAL DESCRIPTION | Plan: 398NY; Block: 88; Lot: 10 |
| ZONING | IH (Heavy Industrial) |
| AVAILABLE | Negotiable |
| YEAR BUILT | 1975 |
| CEILING HEIGHT | 26' |
| POWER | 200 amp (TBC) |
| LOADING | (4) 12'x14' (1) 12'x18' |
| PROPERTY TAXES | \$42,422.72 (2025) |
| SALE PRICE | \$2,199,000 |



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