

SALE PRICE

\$8,750,000

NAI Commercial

**ALBERTA PARK INDUSTRIAL
OFFICE/WAREHOUSE // DOCK & GRADE LOADING**

FOR SALE

15706 - 116 AVENUE, EDMONTON, AB



**RENDERINGS FOR SCHEDULED IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES - NOT EXACT*

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NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW

Edmonton, AB T6E 4Y1

780 436 7410 | naiedmonton.com

PROPERTY HIGHLIGHTS



Opportunity to purchase 59,273 SF± office/warehouse situated on 5.6 AC± paved yard and breaking down as follows:

- » 5,059 SF± Main Floor Office
- » 49,561 SF± Warehouse
- » 4,653 SF± Second Floor Office



Multiple dock and oversized grade loading doors



Drive through loading



Equipped with wash bay, heavy power and makeup air unit



Potential lease income in place for partial occupancy to an owner/user.
Please inquire regarding tenancies



Clean phase 1 ESA (December 2025)



Convenient access to 156 Street, Yellowhead Trail and Anthony Henday Drive

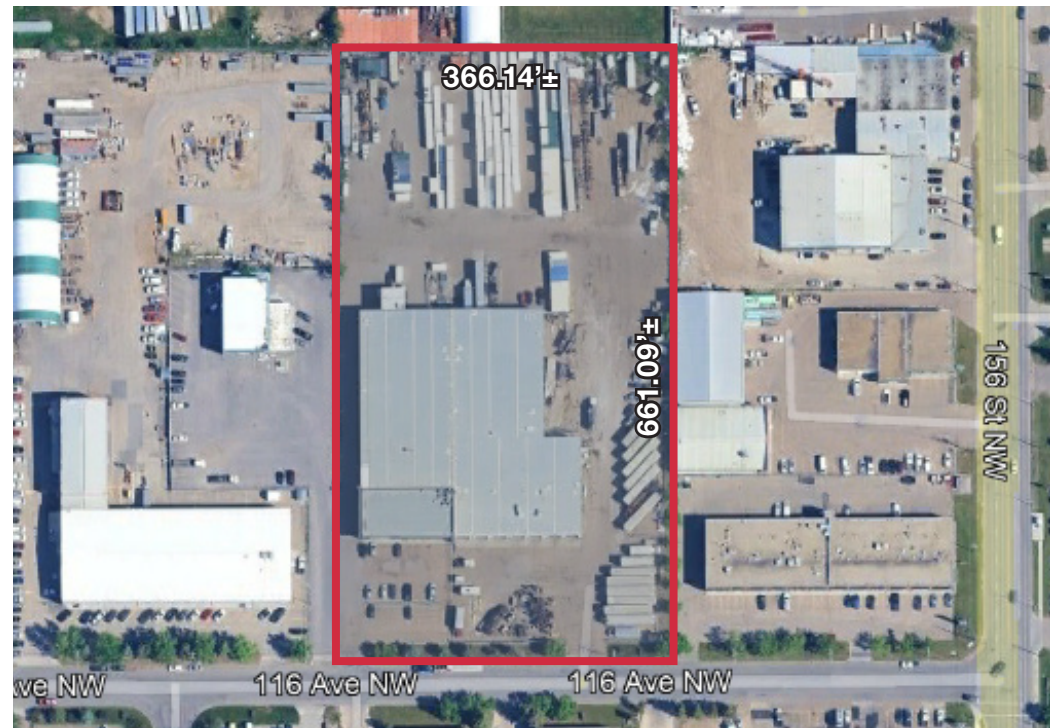


Property Improvements underway, please inquire regarding specific plans for improvements.



PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 6097AH Block 6
YEAR BUILT	1981
ZONING	IH (Heavy Industrial)
BUILDING SIZE	59,273 sq.ft.±
AVAILABLE	July 2026
SPRINKLERED	Yes
COLUMN GRID	24'W x 27.5'D
YARD	Secured and paved
CEILING HEIGHT	22'-24' clear
HEATING	Mix of forced air and radiant
MAKE UP AIR	Yes
LIGHTING	T5
POWER	1600 amps, 480 volts (TBC)
PARKING	Asphalt paved parking lot
LOADING	<p>North Side Loading:</p> <ul style="list-style-type: none"> (5) 8' x 8' Dock (1) 8' x 8' Ramp to Grade (1) 14' x 14' Grade (2) 20' x 14' Grade <p>South Side Loading:</p> <ul style="list-style-type: none"> (5) 14' x 14' Powered Grade (1) 14' x 16' Drive Through Grade (1) 14' x 18' Drive Through Grade
PROPERTY TAXES	\$194,768.50 (2025 estimate)
SALE PRICE	\$8,750,000





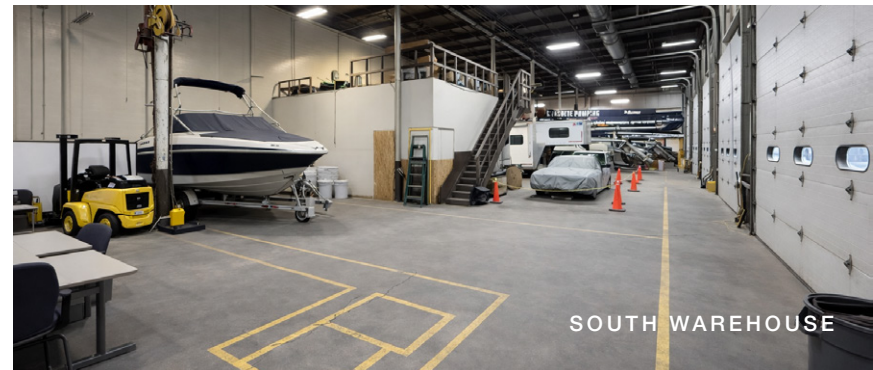
DRIVE THRU 16'X14' GRADE LOADING



DRIVE THRU 18'X14' GRADE LOADING



SOUTH WAREHOUSE



SOUTH WAREHOUSE



EAST WAREHOUSE

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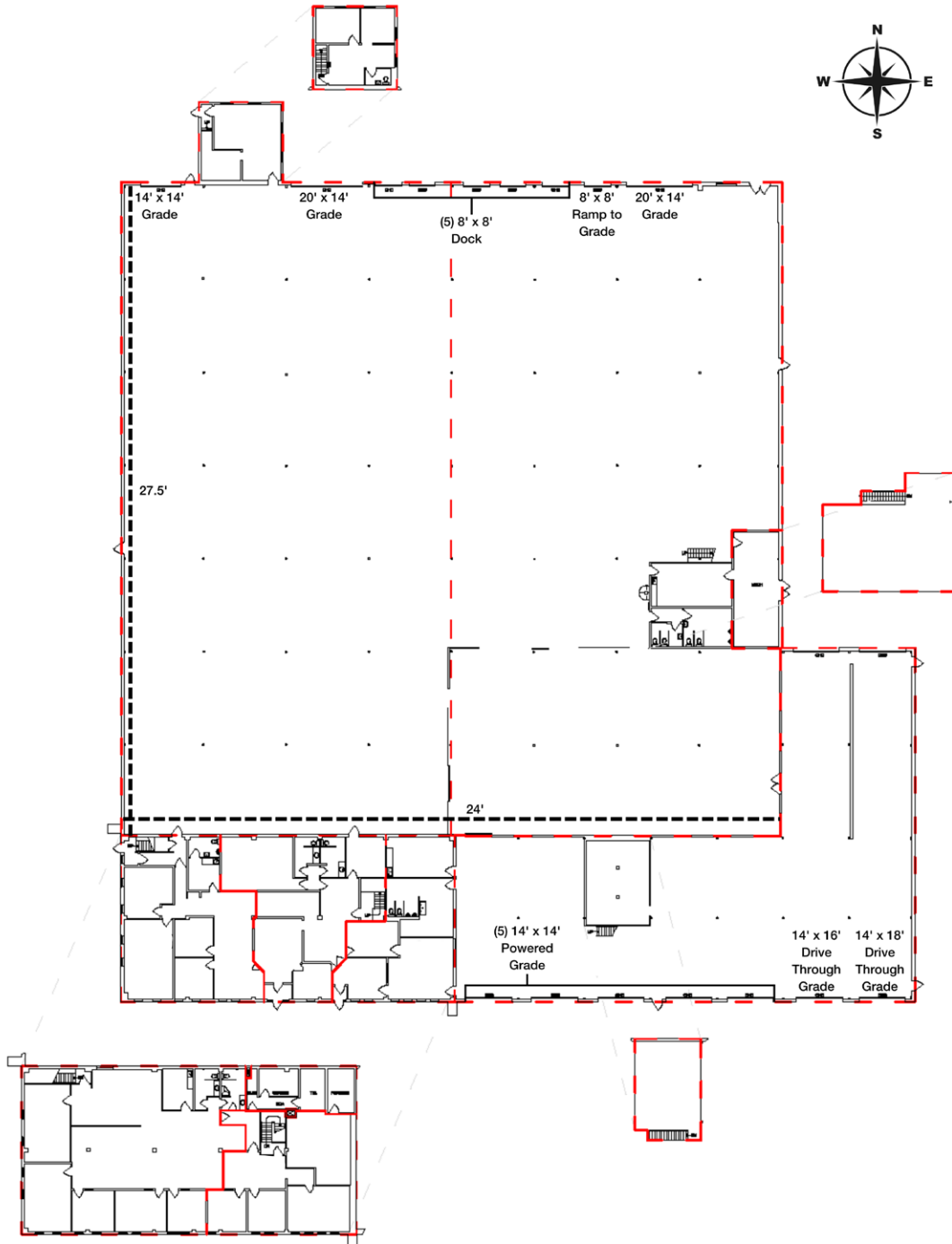
EAST WAREHOUSE



WEST WAREHOUSE



WEST WAREHOUSE



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An aerial photograph of a large industrial facility. The main building is a long, single-story structure with a dark roof and light-colored metal siding. It features a series of large, white roll-up doors along its side. To the left, there's a section with vertical windows. In the foreground, a parking lot with yellow markings contains several vehicles, including a red pickup truck. The background shows other industrial buildings, some with green and white curved roofs, and a city skyline under a blue sky with scattered clouds.

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