

# FOR SALE

## SMALL FREESTANDING BUILDING

# NAI Commercial



**11903 WAYNE GRETZKY DRIVE | EDMONTON, AB | INDUSTRIAL**

### PROPERTY DESCRIPTION

- Rare 4,047 sq.ft.± freestanding Industrial building available
- Potential for Drive through bays to be reinstalled
- Prominent exposure to 19,293 vehicles per day (2023 - City of Edmonton AAWDT) with exceptional visibility and access along Wayne Gretzky Drive, one of Edmonton's busiest north-south corridors
- Close proximity to Yellowhead Trail, Anthony Henday Drive, and Downtown Edmonton
- Ideal potential uses are Showroom, equipment sales and service, distribution, fitness/recreation, or institutional/community support uses.
- 11847 Wayne Gretzky Drive building also available for sale



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**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan 4846HW Blk 6 Lot 10
AREA AVAILABLE	4,047 sq.ft.±
AVAILABLE	May 1, 2026
ZONING	MU - Mixed Use
YEAR BUILT	1953
CEILING HEIGHT	14' under mezzanine
POWER	200 amp (TBC)
LOADING	10'x12' grade loading OH door
HEATING	RTU and radiant tube
DRAINAGE	Sump
SITE SIZE	0.21 acres±
PROPERTY TAXES	TBD
SALE PRICE	\$650,000



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