

**For Sale**

**49,116 sf on 2.99 acres**



**3900 - 101 Street**  
Edmonton, AB

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Property Offering

Address:	3900 - 101 Street, Edmonton
Building Size:	Shop - main floor: 33,979 sf Office - main floor: 9,645 sf Second floor: 3,820 sf Mezzanine - lunchroom: 522 sf Mezzanine - storage: 1,150 sf <b>TOTAL: 49,116 sf</b>
Office area percentage:	22% (main floor office) 28% (total building office)
Site coverage:	37.77%
Site size:	2.99 acres
Ceiling height:	18 ft
Underhook height:	16'
Cranes:	Yes
Loading:	Grade loading (16'x17') - 1 Grade loading (8'x10') - 1 Grade loading (16'x12') - 1 59' Deep recessed dock with leveler (12'x16') - 1
Zoning:	BE - Business Employment
Property taxes:	\$143,681.40 (2024)
Asking price:	\$7,500,000
Year built:	1968

3900 - 101 Street, Edmonton, AB



Property Characteristics

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Close proximity to 99 Street, Gateway Boulevard, Calgary Trail, and Whitemud Drive
- 

Abundance of natural light throughout
- 

Freestanding with ample paved yard
- 

Ample parking available, with energized parking along north wall
- 

1- Jib(1ton), 1- Jib(3/4 ton)  
1- OH Bridge(2ton)
- 

600 amp, 600 volt power
- 

Sprinklered
- 

Radiant tube heating and T5 lighting (shop), and air conditioned offices
- 

Wooden mezzanine can be removed if not required
- 

CP Intermodal next door
- 

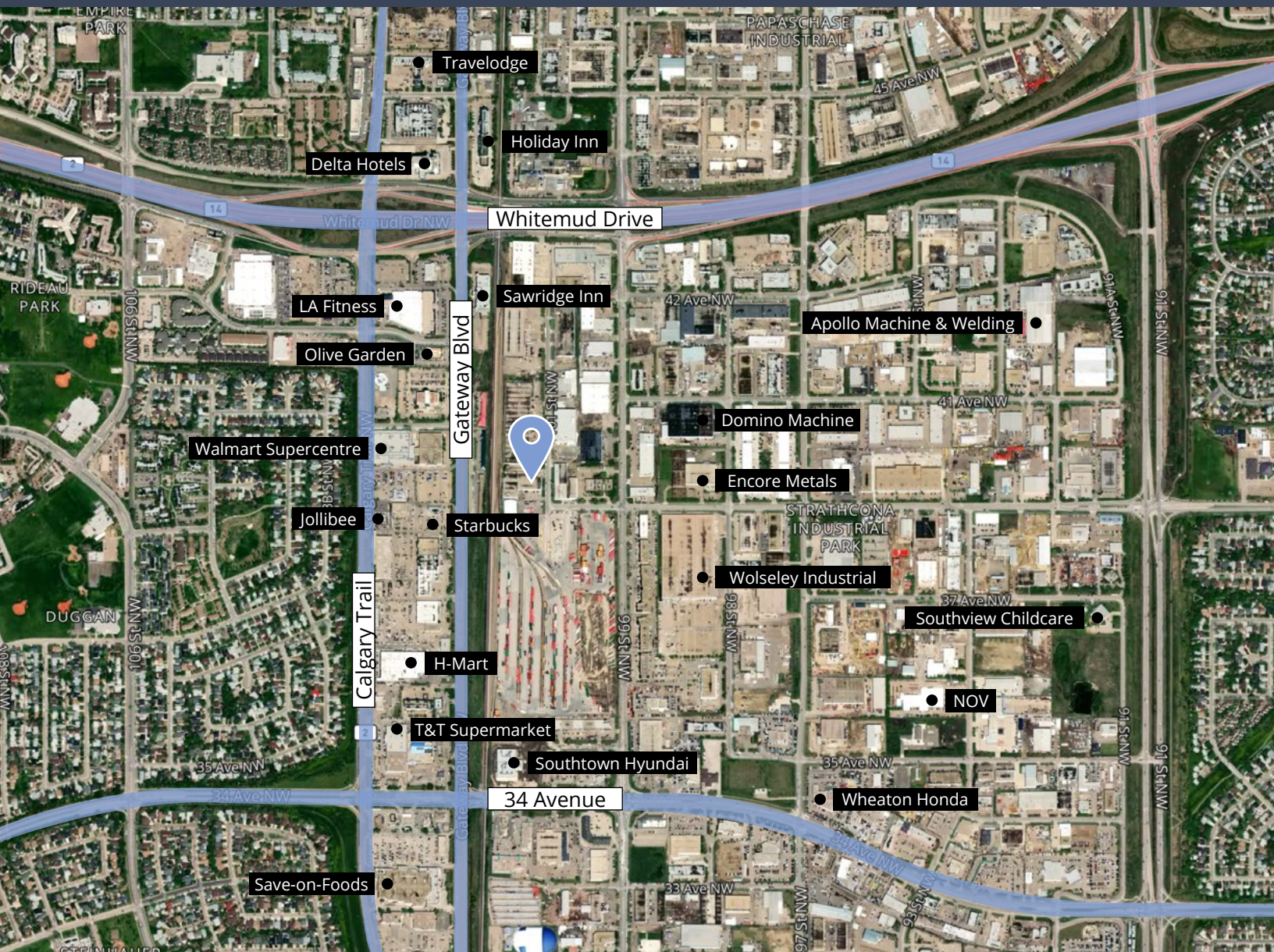
Limited supply of freestanding buildings with yard available in south Edmonton





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## Get in touch

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