

DEVELOPMENT FOR SALE

BULK SALE OPPORTUNITY 38 INDUSTRIAL STORAGE BAYS

20304 - 109 Ave NW, Edmonton, AB



MOTIVATED VENDOR! SIGNIFICANT PRICE REDUCTION!

HIGHLIGHTS

- Rare opportunity to acquire a purpose built indoor storage development
- 44,138 SF comprising *38 commercial/industrial bays
- Secure, gated, and fenced site with controlled access
- Modern, low maintenance construction throughout
- Strong West Edmonton demand for contractor, vehicle, equipment storage
- Excellent access to Yellowhead Trail and Anthony Henday Drive
- Investment, owner/user, or future condo sell down opportunity

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ROYAL PARK
REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | 20304 - 109 Ave NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	20304 - 109 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2121695; Block: 4; Lot: 20
ZONING	IM (Medium Industrial)
BAY SIZES	770 - 1,958 sq ft ±
BUILDING AREA	Building 1: 22,248 sq ft ± Building 2: 21,890 sq ft ±
SALE PRICE	\$15,048,000 \$11,200,000
VENDOR FINANCING	4.95% on a 3 year term (with 20% down)
PROPERTY TAXES	Contact Agent
POSSESSION	Immediate

CONSTRUCTION	Insulated panel
YEAR BUILT	2023
GRADE LOADING	(1) 12' x 14' overhead door/unit
CEILING HEIGHT	19' clear
POWER	100 amp
LIGHTING	LED
SPRINKLERED	Yes
YARD	Gated and fenced compound access
SERVICING	Fully serviced



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Investment Opportunity

20304-109 Avenue NW presents a rare opportunity to acquire a newly constructed industrial storage development in West Edmonton. The property is designed to accommodate a wide range of users, including contractors, equipment operators, fleet owners, and indoor storage uses. Benefiting from strong demand for small bay industrial and storage space, the asset offers a secure, low maintenance ownership opportunity with long-term value. Its strategic location, modern construction, and flexible use potential make it well-suited for investors, owner/users, or purchasers seeking future lease up and value add opportunities.



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Ideal For:

- Self storage operators seeking immediate occupancy and revenue potential
- Indoor vehicle, RV, and recreational storage providers
- Contractor, equipment, and fleet storage businesses
- Small bay industrial users and owner/operators
- Industrial investors and private equity groups
- Owner/users looking to combine operational space with rental income
- Purchasers pursuing a future condominium sell down strategy after stabilization

Vendor open to VTB financing terms

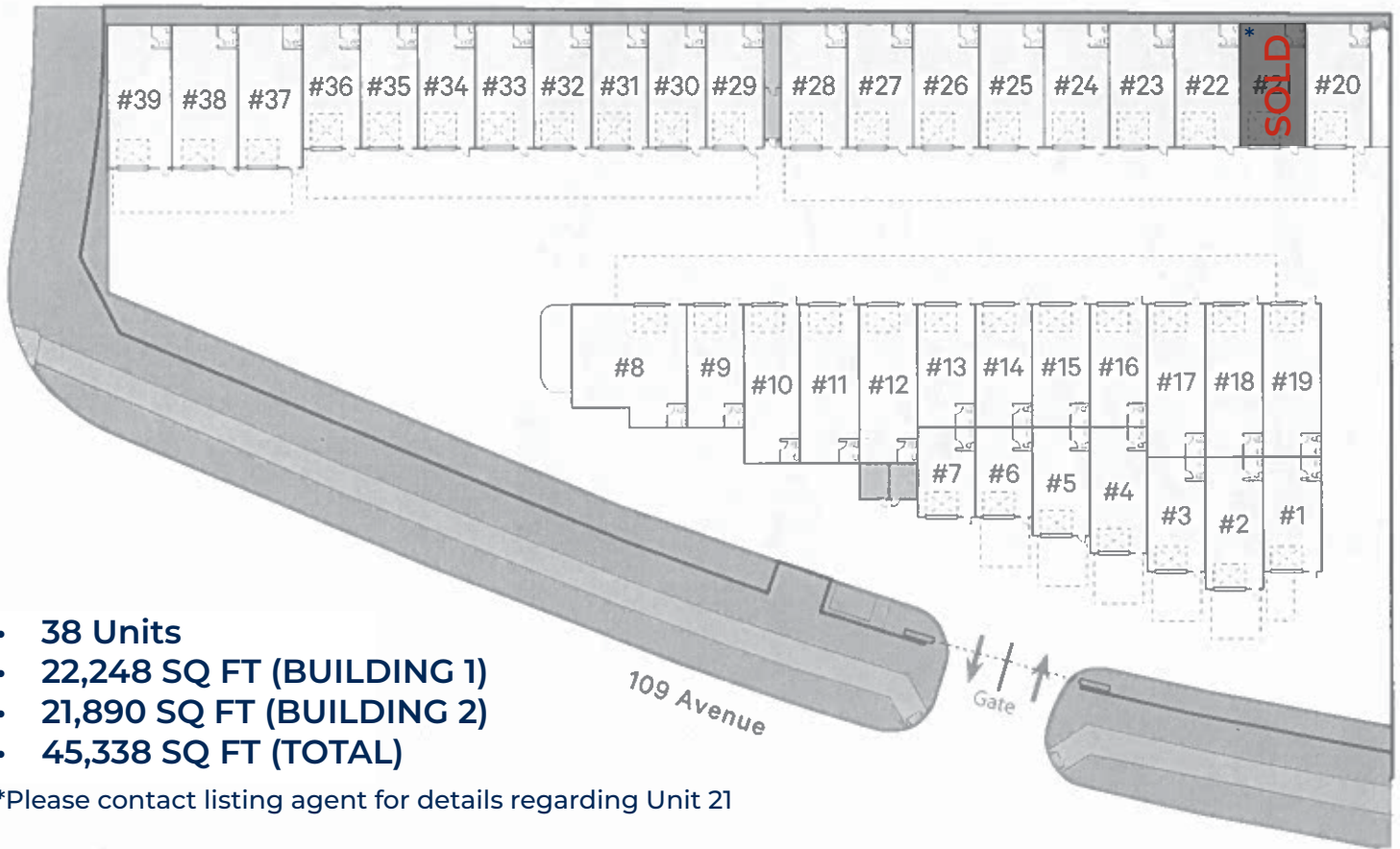


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Site Plan | 20304 - 109 Ave NW, Edmonton, AB



- 38 Units
- 22,248 SQ FT (BUILDING 1)
- 21,890 SQ FT (BUILDING 2)
- 45,338 SQ FT (TOTAL)

*Please contact listing agent for details regarding Unit 21



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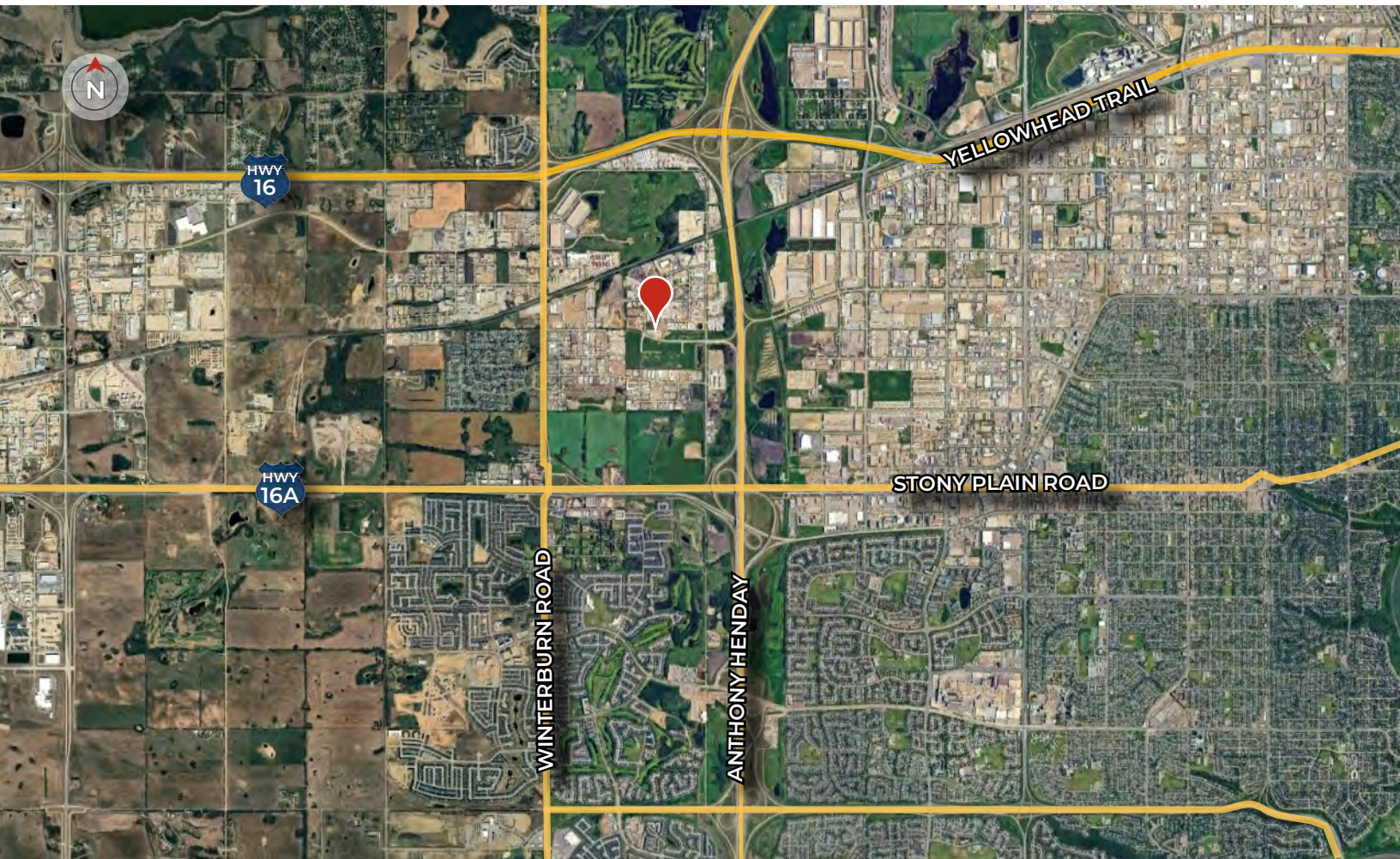


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Regional Map | 20304 - 109 Ave NW, Edmonton, AB



CONTACT OUR TEAM:



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