

**FOR SALE**

**NAI Commercial**

**WINTERBURN WAREHOUSE**



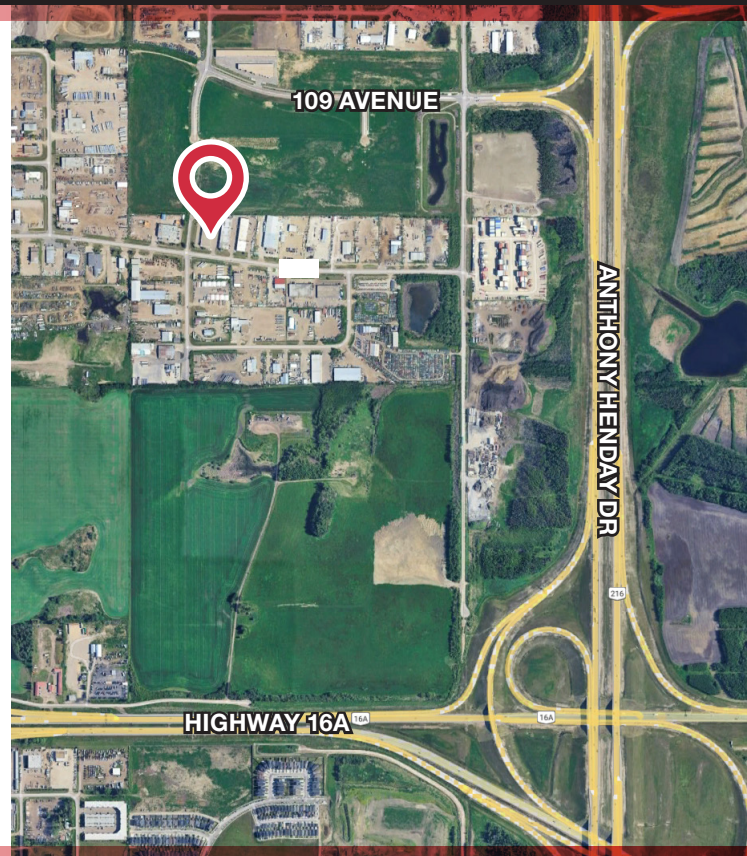
**20442/20444 - 107 AVENUE | EDMONTON, AB | WAREHOUSE**

**PROPERTY HIGHLIGHTS**

- Opportunity to purchase 2,888 sq.ft.± double bay warehouse in Winterburn Industrial Park
- Current buildout includes a small office/reception area with majority warehouse and small mezzanine for additional storage
- Two 12' x 14' grade loading doors
- Growing residential populations and increased amenities to the North and South of the Winterburn area
- Easy access from the Anthony Henday, Yellowhead and Hwy 16A
- Currently Leased until June 30, 2027 (Please contact agent for lease details)

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**NAIEDMONTON.COM**

**ADDITIONAL INFORMATION**

SIZE AVAILABLE 2,888 sq.ft.±

LEGAL DESCRIPTION Condo Plan 8222592 Unit 6 & 7

ZONING IM

AVAILABLE Immediately

CEILING HEIGHT 20'

POWER 3 phase, 240 volt (TBC)

LOADING Grade

PROPERTY TAXES 20442: \$5,692.28  
(2026) 20444: \$5,692.28

SALE PRICE \$575,000

CONDO FEES \$551.46/month (2025)

