

FOR SALE

NAI Commercial

RARE OWNER-USER OPPORTUNITY



10025 - 169 STREET | EDMONTON, AB |

WEST END AUTOMOTIVE /
INDUSTRIAL FACILITY

PROPERTY HIGHLIGHTS

- Highly functional ±8,987 sq. ft. automotive/industrial service facility on ±0.375 acres in west Edmonton
- Prime location with immediate access to 170 Street, Stony Plain Road, 100 Avenue, and Anthony Henday Drive
- Excellent connectivity for customers, employees, and service vehicles
- Opportunity to acquire the neighbouring ±0.375-acre vacant lot for additional site area
- Ideal for extra parking, yard storage, or future expansion and operational flexibility
- Rare chance to secure additional land in a tightly held west Edmonton industrial market



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8175ET Blk 38 Lot 17,18
ZONING	BE - Business Employment
SIZE AVAILABLE	8,987 sq.ft.±
SITE/YARD SIZE	5,500 rear fenced yard; 0.375 AC site.
YEAR BUILT	1977
CONSTRUCTION	Concrete block construction on concrete slab
CEILING HEIGHT	18'
HEATING	Make-up Air; Suspended Overhead units
POWER	TBC
LIGHTING	LED
LOADING	Two (2) 14' x 16' overhead grade doors One (1) 12' x 14' overhead grade door
OFFICE SIZE	~1,500 sq.ft.
PARKING	Ample surface parking (with ability to purchase neighboring lots located at 10029 - 169th Street)
DRAINAGE	Two dual-compartment sumps; Trench drain
PROPERTY TAXES	\$37,658.82 (2025)
SALE PRICE	\$2,200,000
NOTES	<ul style="list-style-type: none"> • Functional automotive / industrial service build-out • Make-up air system • Two paint booths • Drive-through / service-oriented layout

