



4415 76 Avenue NW, Edmonton

**Freestanding Industrial -
Large Concrete Yard | Investor / Owner-User**



PROPERTY DETAILS

Address:	4415 76 Avenue NW, Edmonton
Legal:	Lot 2A, Block 1, Plan 1223062
Zoning:	Medium Industrial (IM)
Site Size:	4.77 Acres (+/-)
Building (GLA):	15,073 SF (+/-)
Main Building:	12,472 SF (+/-)
Year Built:	1978 (Main Building)
Property Taxes:	\$129,064.37 (2026)
Sale Price	\$6,699,000.00
Lease Rate:	\$32,000.00 / mth NNN



PROPERTY HIGHLIGHTS

- 4.77-acre fully developed site with 6" rebar concrete yard
- Fully fenced, gated and secured
- Crane-served shop with one 5-ton overhead crane
- Drainage tanks with oil/water separator
- Excellent access to Sherwood Park Fwy, 50 St & Anthony Henday
- Rare large-yard site in the established Weir Industrial district
- Flexible Leasing options from the main building only to the entire site (Contact Agent to discuss)



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PROPERTY DETAILS

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Property features:



CRANE



SUMP



HEAT



LOADING



YARD



BUILDING AREA

Component	SF
Main Building	12,472
Paint / Body Shop	2,006
Back Building	538
ATCO Office Trailer	57
Gross Leasable Area	15,073
Quonset (15'x200')	3,000*

*Quonset excluded from GLA.



PROPERTY DETAILS

Site Coverage:	~7% (low coverage)
Yard:	Concrete, Fully Fenced, Gated & Secured
Ceiling Height:	17' clear
Loading:	2 x 10' x 10' grade loading door 1 x 12' x 14' 1 x 16' x 16' grade loading door
Cranes:	1 x 5 Ton
Power:	TBC by Tenant / Purchaser
HVAC:	Forced air / radiant / makeup air
Lighting:	LED / halogen / mixed
Drainage:	Trench drain, 2-stage sumps, oil/water sep.
Available:	90 Days notice
Lease Term:	3-5 Years

Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:





NEIGHBORHOOD HIGHLIGHTS

- Established Weir Industrial district in southeast Edmonton
- Rare large-yard industrial site with limited competing supply
- Direct access to Sherwood Park Fwy, 50 St & Anthony Henday Dr
- Strong demand from manufacturing, logistics, oilfield service & automotive sectors
- Excellent connectivity for distribution and heavy-industrial users



DRIVE TIMES

- 📍 50 Street: 2 min (600 m)
- 📍 Sherwood Park Freeway: 2 min (1.2 km)
- 📍 75 Street: 4 min (2.8 km)
- 📍 Whitemud Drive: 5 min (3.8 km)
- 📍 Anthony Henday Drive: 5 min (5.8 km)

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