

For Sale

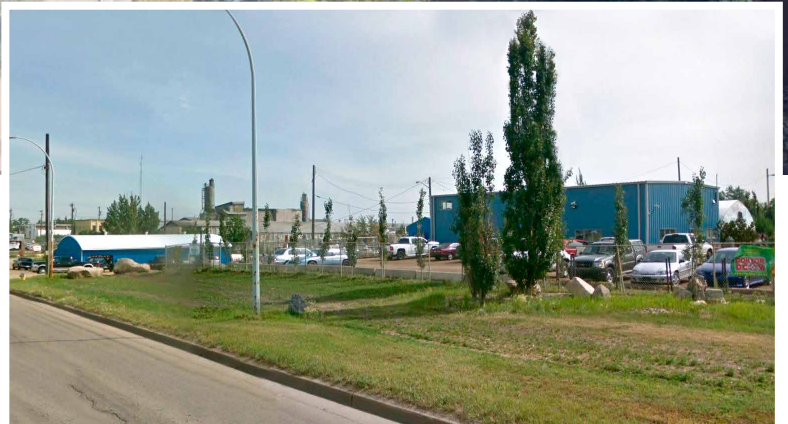
Freestanding Warehouse/Office  
4,600 sq.ft.± on 4.6 acres±



## 6125 - 75 Street Edmonton, Alberta

### Description:

- Built in 2010
- 4,600 sq.ft.± office/warehouse on 4.6 acres±
- Additional storage buildings on-site
- Across from the Valley LRT Line Transit Centre
- Low site coverage ratio
- Over 500 feet of frontage to 75th Street
- Potential to add a rail spur to site
- Currently leased to Burnco to December 2019



**Karen Chayka**

780 436 7410

kchayka@naiedmonton.com

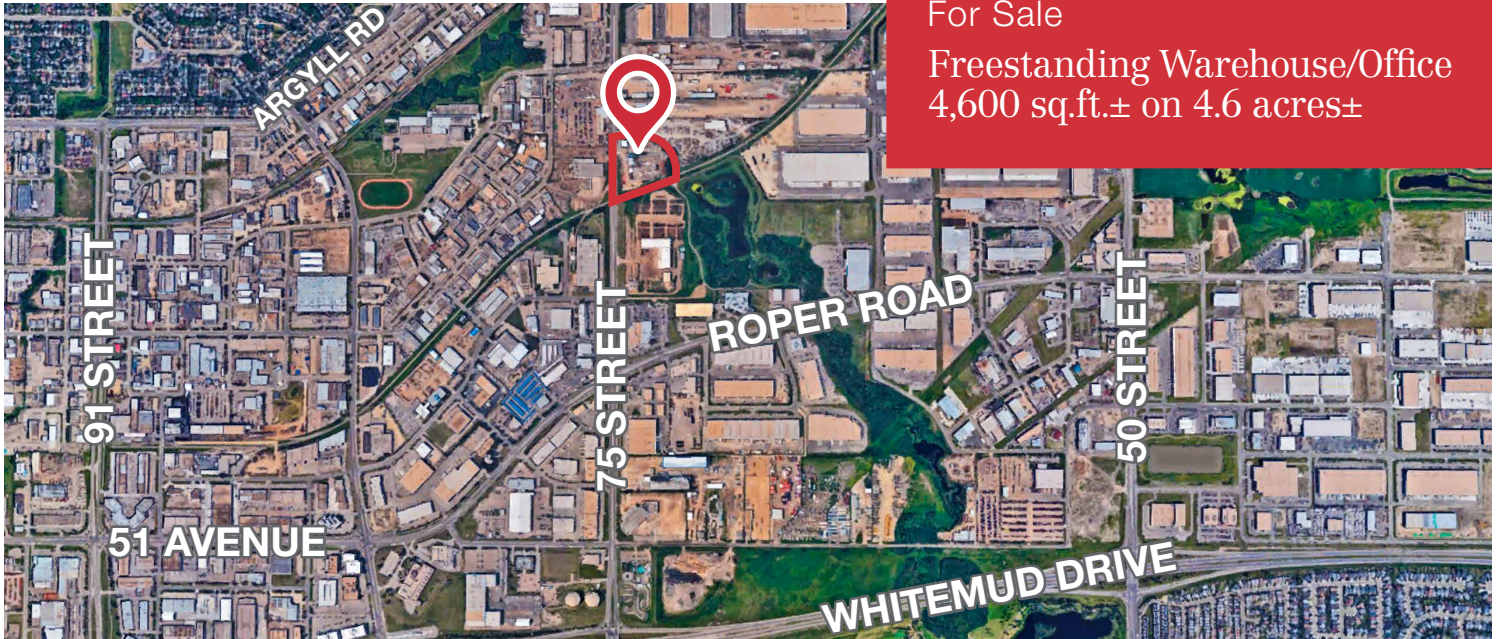
**Ken Saunders**

780 436 7410

ksaunders@naiedmonton.com

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4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)



For Sale  
 Freestanding Warehouse/Office  
 4,600 sq.ft.± on 4.6 acres±

**6125 - 75 Street**  
 Edmonton, Alberta

**Additional Information:**

ADDRESS	6125 - 75 Street, Edmonton, Alberta
BUILDINGS	<ul style="list-style-type: none"> <li>• 4,600 sq.ft.± - built 2010</li> <li>• 2-storey warehouse/office</li> <li>• Quonset</li> <li>• Greenhouse</li> <li>• Various storage buildings</li> </ul>
SITE SIZE	4.6 acres±
LEGAL DESCRIPTION	Plan 0124428, Lot 1
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Davies Industrial East
SERVICES	Power, water, gas, telephone and septic tank for sewer
RESTRICTIONS	<ul style="list-style-type: none"> <li>• Sale exclusion to landscape/rock businesses</li> <li>• 1.69 acres is flood plain area (2.91 acres doesn't apply to any flood plain area)</li> </ul>
TAXES	\$74,042 (2018 levy)
SALE PRICE	<b>\$3,689,000</b>



TRAFFIC EXPOSURE  
**39,000**  
**VEHICLES DAILY**  
 75 STREET SOUTH OF ARGYLL ROAD  
 (City of Edmonton, 2015)

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 ksaunders@naiedmonton.com

6603-A KC KPS18



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 naiedmonton.com

NAI Commercial Real Estate Inc.