

FOR SALE

NAI Commercial

FREESTANDING INDUSTRIAL BUILDING WITH YARD



5720 - 103A STREET | EDMONTON, AB | 8,912 SF± DEMISED TO 2 BAYS

PROPERTY HIGHLIGHTS

- 8,912 sq.ft industrial building on 0.54 acres
- Drive-thru bays
- (2) 10T cranes (1 per bay)
- 23' clear height
- 5,500 sq.ft.± vacant for owner/user
- Dual compartment sumps
- 200A power per bay (TBC)
- Heavy Industrial Zoning
- Close proximity to Calgary Trail, Gateway Boulevard and Whitemud Drive

GORDIE LOUGH

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KEVIN MOCKFORD

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	8,912 sq.ft.±
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LEGAL DESCRIPTION	Plan: 398NY; Block: 88; Lot: 10
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ZONING	IH (Heavy Industrial)
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AVAILABLE	Negotiable
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YEAR BUILT	1975
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CEILING HEIGHT	29'
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POWER	200 amp (TBC)
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LOADING	(4) 12'x14' (1) 12'x18'
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PROPERTY TAXES	\$42,422.72 (2025)
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SALE PRICE	\$2,500,000
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