



SUBDIVISION
NOW COMPLETE

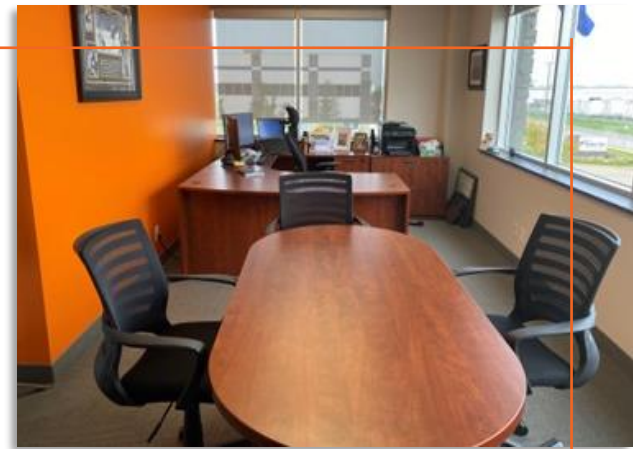
FOR SALE

703 72A AVENUE, EDMONTON, AB

CDNGLOBAL[®]

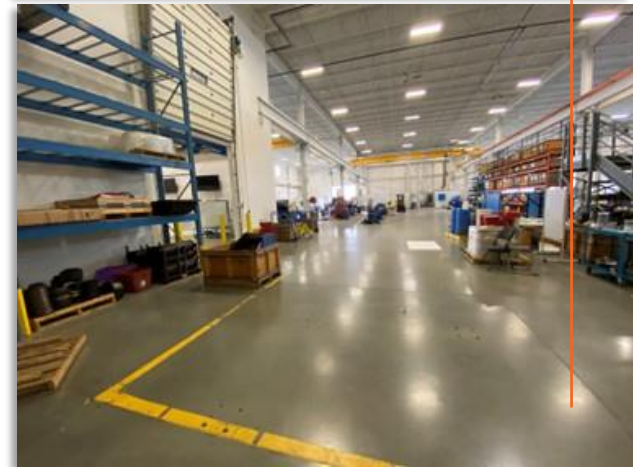
PROPERTY HIGHLIGHTS

- Class “A” industrial building with concrete fenced yard and ample employee parking
- Two floors of high-quality office build out with an abundance of natural light
- Clean shop with four grade loading doors and four 5-ton overhead bridge cranes
- Fenced and gated heavy duty concrete yard
- Fibre Optic capable
- Rooftop HVAC for office supported by boiler system, with radiant tube heating in shop
- Office and yard area lease expires January 31st, 2025
- Shop/warehouse and secured yard area available immediately



PROPERTY DETAILS

PROPERTY LOCATION	5703 72A Avenue, Edmonton, AB
LEGAL DESCRIPTION	Plan 2420661; Block 4; Lot 13A
BUILDING SIZE	+/- 9,000 SF Main Floor Office (Leased) +/- 9,000 SF Second Floor Office (Leased) +/- 27,000 SF Shop/ Warehouse (Available) +/- 45,000 SF Total
YEAR BUILT	2011
HEATING	Rooftop HVAC/Boiler (warehouse/office) Radiant tube (warehouse)
TOTAL SITE AREA	4.42 Acres
ZONING	IL - Light Industrial
ASKING PRICE	\$11,900,000
TAXES	TBC



PROPERTY AERIAL



PROPERTY FEATURES



POWER
1200 AMPS, 600 Volts
To be verified by purchaser/tenant



SPRINKLERED
Yes



LOADING
Two (2) 12' x 14' Grade
Two (2) 16' x 16' Grade



CEILING HEIGHT
28 feet (main shop)
32 feet (high height area)

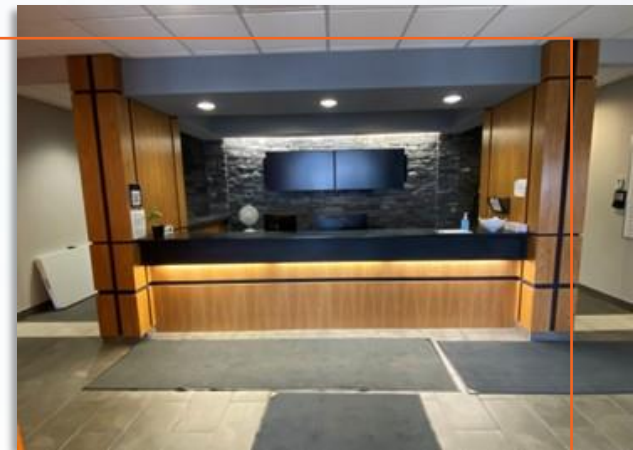


ZONING
IL - Light Industrial



CRANES
Four (4) 5-Ton Bridge
17 ¾ feet Underhook

AVAILABILITY

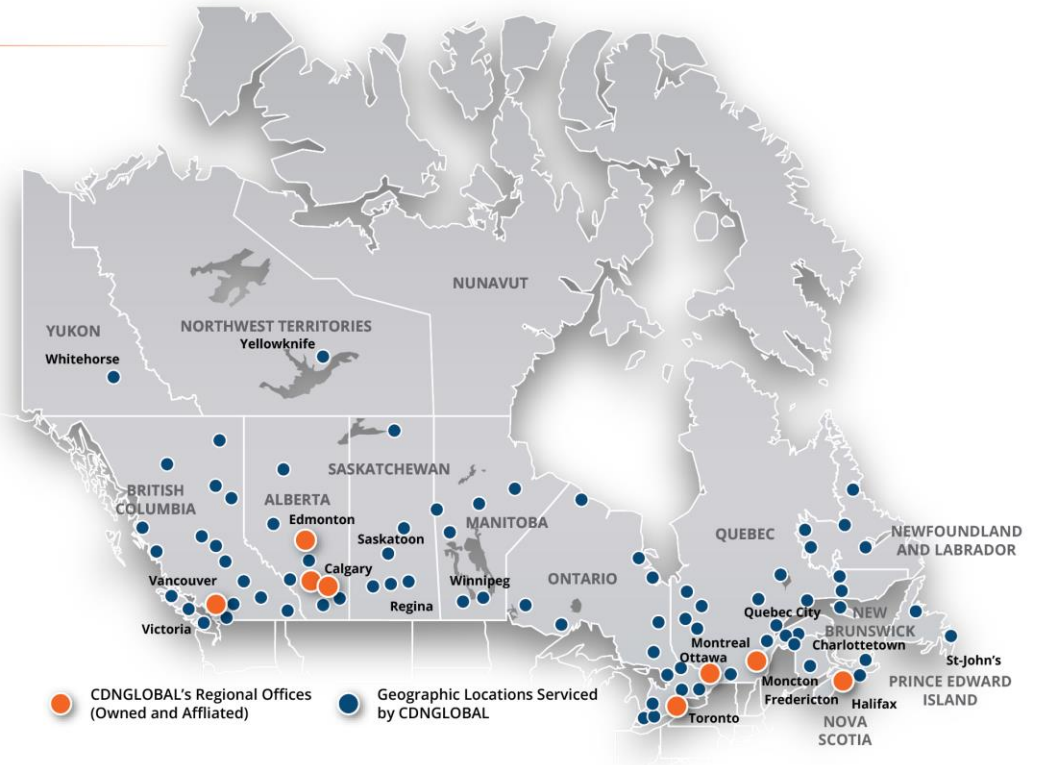


PROPERTY PHOTOS



With a history of 30 years, CDNGLOBAL is a leading real estate advisory firm and brokerage in Canada. With national coverage and strategic global partnerships built over decades, CDNGLOBAL has extended its integrated commercial real estate services capabilities in North America and worldwide.

Our highly experienced commercial real estate team serves commercial tenants, investors, developers and governments. Uniquely, our advisors are not only experts in real estate, but have prior experience or are academically trained in finance, accounting, real estate development and law. Our technical expertise enables us to offer exceptionally well-rounded advice and the knowledge to negotiate optimal transaction terms and conditions for our clients.



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CONTACT

WARREN COCHLIN
CDN Global Advisors Ltd.
Senior Vice-President, Associate
780 701 1932
wcochlin@cdnglobal.com

CARRIE PASEMKO
CDN Global Advisors Ltd.
Associate
780 701 1930
cpasemko@cdnglobal.com