

FOR SALE

RARE 1.58 ACRES OF INDUSTRIAL LAND

10340 58 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Rare 1.58 acre (+/-) industrial land parcel
- Site is fully fenced and gated
- Dual entry with (1) power gate access
- Fully monitored, high level security system
- Heavily compacted and prepped with gravel/concrete surface
- 2,800 sq ft (+/-) heated and powered quonset
- Prime location directly off Gateway Blvd.

CONTACT

TYLER WEIMAN

Partner, Associate

T 780.423.7578 C 780.995.0028

tyler@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY DETAILS

| | |
|-------------------|-------------------------------------|
| MUNICIPAL ADDRESS | 10340 58 Avenue NW, Edmonton, AB |
| LEGAL DESCRIPTION | Plan: 9622920; Block: 83; Lot: 10 |
| NEIGHBOURHOOD | Calgary Trail North |
| ZONING | IH (Heavy Industrial) |
| SITE SIZE | 1.58 Acres (+/-) |
| POWER | 200 Amp 120/480 Volt 3 phase |
| LOADING | (1) 12' x 14' grade |
| HEATING | Infrared heaters |
| QUONSET | 82 ft x 35 ft (+/-) |
| AVAILABLE | Negotiable |

FINANCIALS

| | |
|-----------------|--------------------|
| SALE PRICE: | Open to Offers |
| PROPERTY TAXES: | \$27,084.08 (2022) |

ADDITIONAL FEATURES

- Dimensions of site 214' x 309' (+/-)
- Energized parking
- Site lighting
- Improvements to yard include heavy compacted and graveled, upgraded power, auto entry and a fully monitored security system

ABOUT THE AREA

Join neighbours such as:

- Big Rig Truck Repair Shop
- BGE Indoor Air Quality Solutions
- Pagnotta Inc.
- Kiss 91.7/Sonic 102.9

AERIAL



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

IH ZONING

The purpose of this Zone is to provide for industrial Uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land Uses. This Zone should normally be located on the interior of industrial or agricultural areas, such that it does not interfere with the safety, use, amenity or enjoyment of any surrounding Zones.

| Permitted Uses | Discretionary Uses |
|---------------------------------|--|
| General Industrial Uses | Adult Mini-Theatres |
| Land Treatment | General Contractor Services |
| Special Event | General Industrial Uses |
| Fascia On-premises Signs | Market |
| Fascia Off-premises Signs | Natural Resource Developments |
| Freestanding On-premises Signs | Recycled Materials Drop-off Centres |
| Freestanding Off-premises Signs | Residential Sales Centres |
| Projecting On-premises Signs | Temporary Storage |
| Roof On-premises Signs | Urban Gardens |
| Temporary On-premises Signs | Urban Indoor Farms |
| | Urban Outdoor Farms |
| | Fascia Off-premises Signs |
| | Freestanding Off-premises Signs |
| | Major Digital Signs |
| | Minor Digital Off-premises Signs |
| | Minor Digital On-premises Signs |
| | Minor Digital On-premises Off-premises Signs |
| | Roof Off-premises Signs |
| | Roof On-premises Signs |
| | Temporary Off-premises Signs |



ROYAL PARK
REALTY™

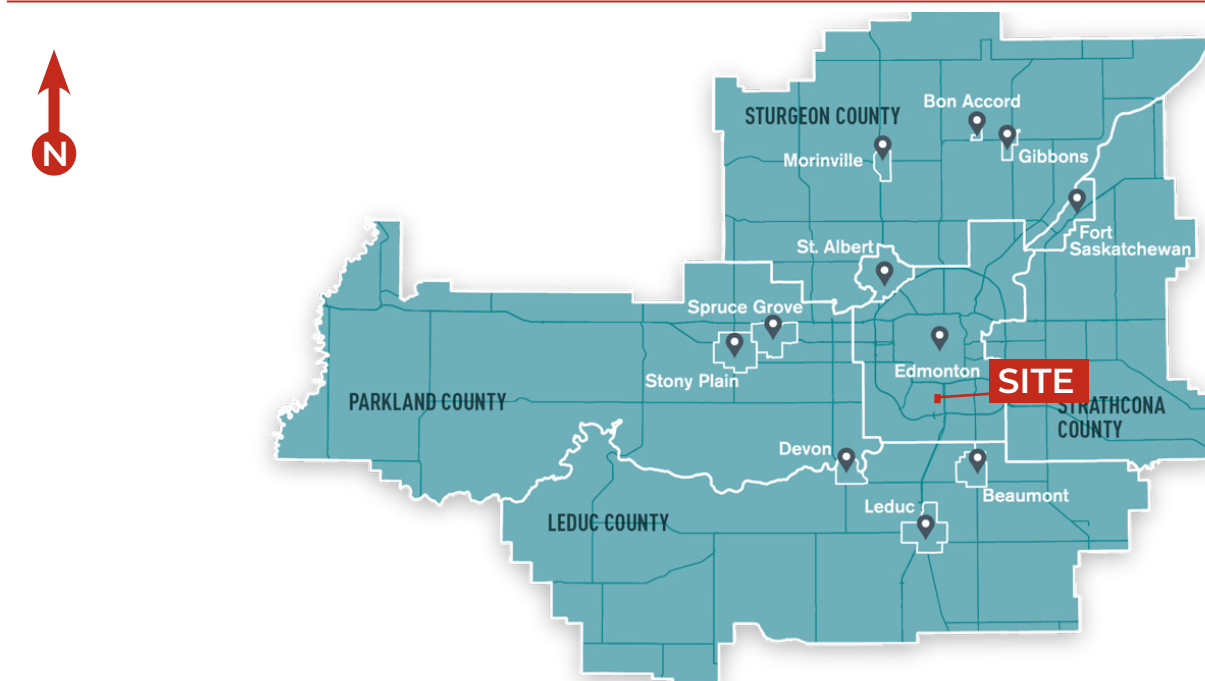
T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY LOCATION



REGIONAL MAP

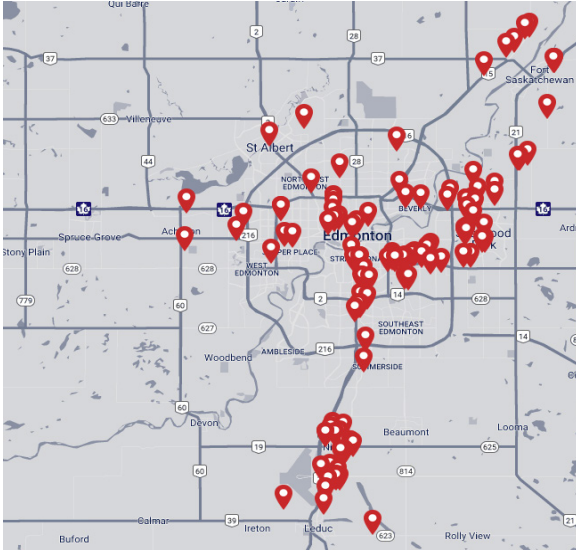


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

TYLER WEIMAN Partner/Associate - BIO



Tyler joined the firm in 2017, after a successful 14-year professional hockey career which saw him have extended travels in North America, Europe and Asia. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them achieve their business goals.

As a partner of Royal Park Realty, he brings knowledge, enthusiasm and a desire to attain the best results for property owners and users. Tyler works to be a valuable asset to his clients by understanding their needs and developing long lasting relationships.

Tyler specializes in leasing and the sale or purchase of commercial and industrial properties consisting of owner/user & multi-tenant industrial buildings, expansions, build to suit, relocations, land acquisitions and development of industry property.

Tyler enjoys giving back to the community and continues to be involved in various charitable organizations. He and his wife are raising their four children in the Edmonton area.



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com