

FOR SALE

FREE STANDING BUILDINGS ON 7.2 ACRES ±

1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB



PRICE REDUCED!

HIGHLIGHTS

- Free standing buildings on 7.2 acres ±
- Direct exposure to Yellowhead Trail (HWY 16) with a premium NE Edmonton/Strathcona County location
- Two (2) site entries allows for a variety of configurations
- 5,000 sq ft ± free-standing shop with (3) offices, tool crib, washroom and mezzanine
- 1,000 sq ft ± free-standing office with reception, washroom and offices
- Concrete area/apron with energized power outlets
- Yard is heavily compacted and graveled
- Excellent accessibility via Broadmoor Blvd/17 Street, directly off Hwy 16
- Minutes to Anthony Henday Drive

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For Sale | 1803 121 Ave NE & 1810 Yellowhead Trail NE, Edmonton, AB



OFFICE EXTERIOR

- Yard is fenced and gated
- IM zoning allows for a variety of uses
- Heavy power capabilities
- Close proximities to CN and CP Rail
- High exposure signage opportunities
- Shop exhaust fans
- Air compressor lines
- Storage shed/garage
- Abundant parking available

Join neighbours such as:

- KAG Canada
- Co-op Cardlock
- Job Site Industrial Rental Services
- Clean Harbours
- Jatec Electric (Shipping/Receiving)
- Sentinel Storage
- LTS Logistics

Property Details and Financials

MUNICIPAL ADDRESS	1803 121 Avenue NE & 1810 Yellowhead Trail NE Edmonton, AB	LOADING	(2) 14' x 12' drive thru grade doors (1) 14' x 12' grade door
LEGAL DESCRIPTION	Plan: 7520635; Block: 3; Lot: 2 SW Quarter Section (15) Township (53) Range (23) W of 4th Meridian	POWER	75KVA transformer 600-280/120 Volt (TBC)
NEIGHBOURHOOD	Clover Bar Area	LIGHTING	Metal halide and fluorescent
ZONING	IM (Medium Industrial)	HEATING	In-floor shop heating
SITE SIZE	7.2 Acres ±	CEILING HEIGHT	22' (18' clear)
STAND ALONE SHOP	5,000 sq ft ±	SUMPS	(2) Double compartment
STAND ALONE OFFICE	1,000 sq ft ±	SALE PRICE	\$5,652,000.00 (\$785K/acre)
TOTAL	6,000 sq ft ±	PROPERTY TAXES	\$101,794.74/yr (2025)
		POSSESSION	Negotiable



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Neighbourhood Map



SHED/GARAGE STORAGE



OFFICE EXTERIOR

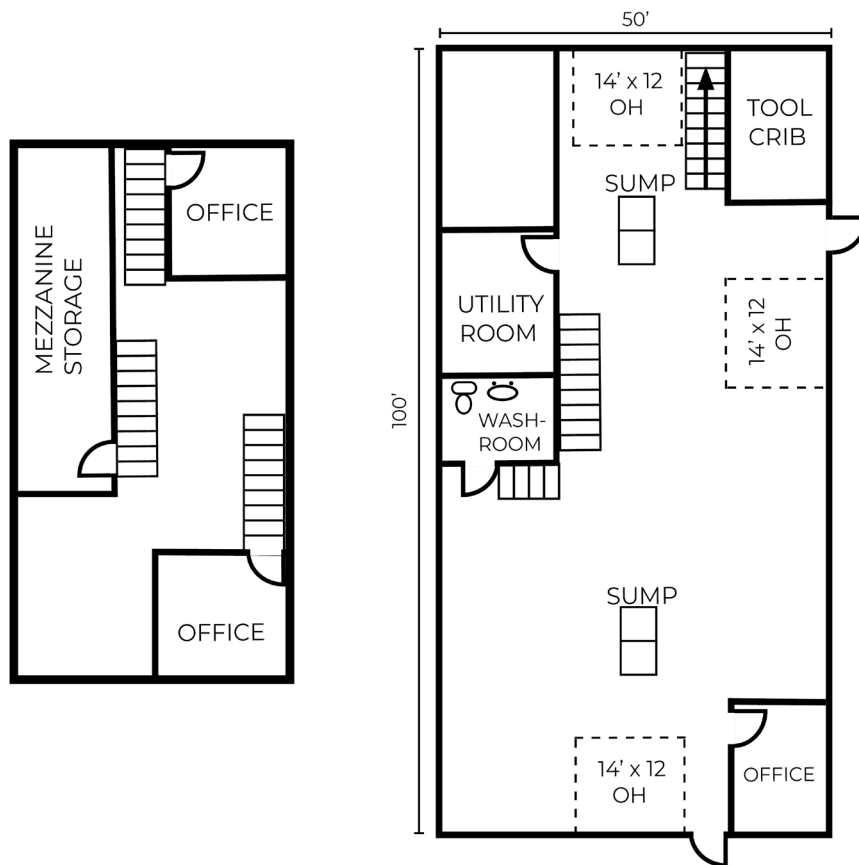


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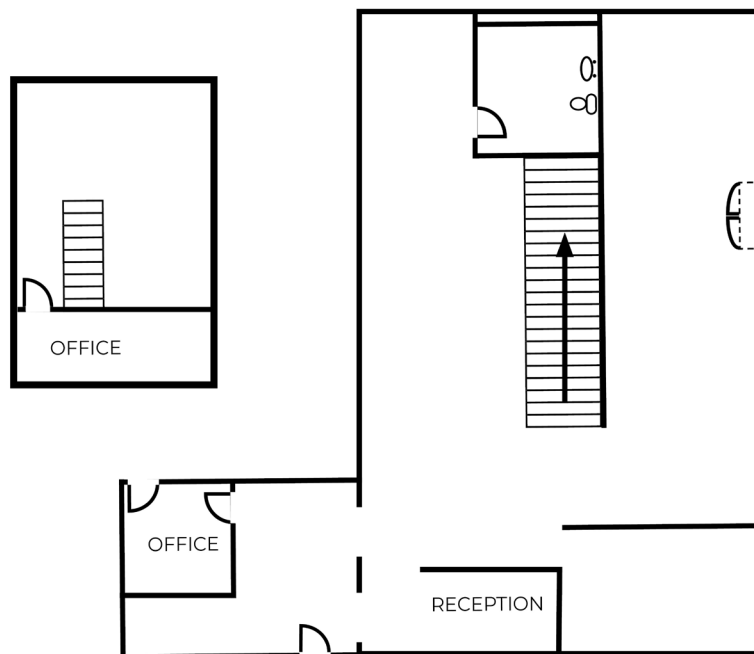
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5,000 Sq Ft ± Shop Floor Plan



1,000 Sq Ft ± Shop Floor Plan



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Shop Photos



WEST BUILDING AREA



SOUTH BUILDING AREA



ENTRY/ACCESS



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Office Photos



NORTH OFFICE/YARD



RECEPTION



BULLPEN/STORAGE AREA



EXECUTIVE OFFICE



WASHROOM/SECOND FLOOR ACCESS



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IM Zoning - Medium Industrial

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

Permitted Uses	Discretionary Uses
Agricultural support service	Abattoir
Agriculture, general	Agriculture, intensive horticulture <i>(Bylaw 63-2017 – Nov 7, 2017)</i>
Animal grooming and daycare facility	Agriculture, product processing <i>(Bylaw 63-2017 – Nov 7, 2017)</i>
Animal hospital and shelter	Asphalt plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i>
Auctioneering establishment^	Bulk fuel depot
Autobody repair and paint shop	Business support service^
Commercial storage	Cannabis production facility <i>(Bylaw 68-2017 – Jan 26, 2018)</i>
Contractor service, general	Concrete plant, major <i>(Bylaw 1-2016 – Jan 19, 2016)</i>
Contractor service, limited	Concrete plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i>
Custom indoor manufacturing	Food and beverage products
Emergency service^	Food service, specialty^
Equipment, major	Industrial, general^
Equipment, minor	Parking, non-accessory
Funeral service	Recreation, indoor^
Outdoor storage	Recycling, oil depot
Recreational vehicle storage, major <i>(Bylaw 39-2015, July 7, 2015)</i>	Residential security/operator unit^
Recycling depot	Retail, convenience^
Recycling drop-off	Utility service, major
Service station, minor	Warehouse sales^
Truck and manufactured home sales/rental	Waste management, minor
Utility service, minor	
Vehicle repair, major	
Vehicle repair, minor	
Veterinary service, major	



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Site Dimensions



**All dimensions are estimates*



- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT



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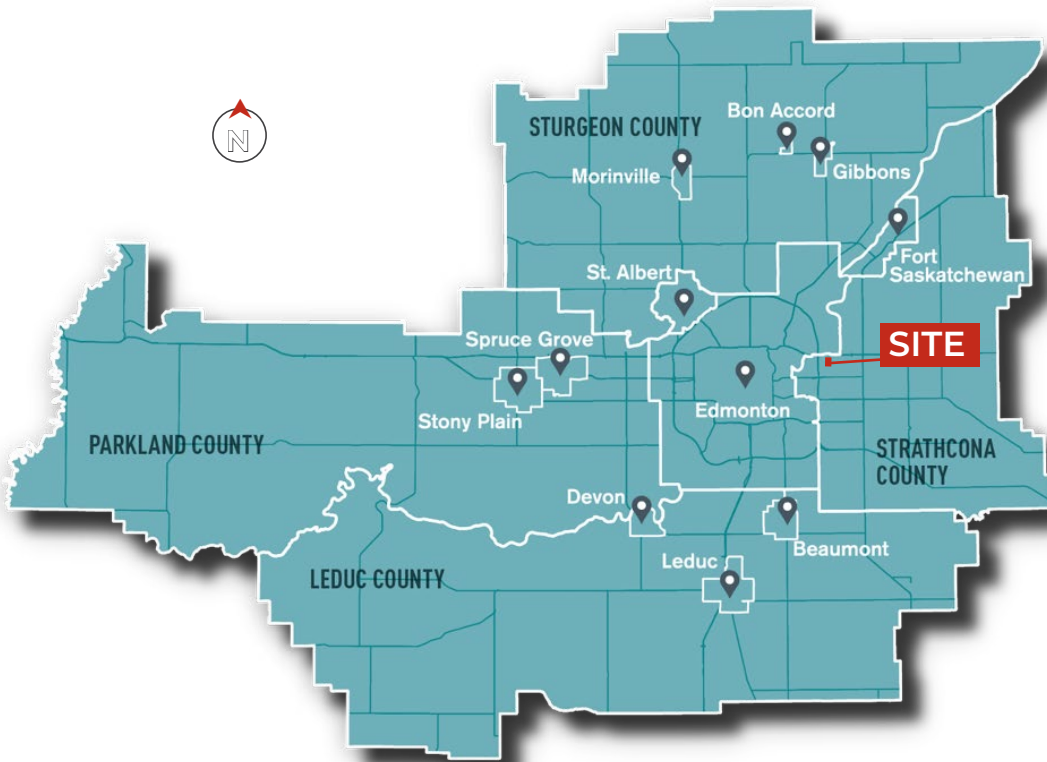
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Aerial



Regional Map



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- 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, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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