

FOR SALE

STAND ALONE BUILDINGS ON 12.65 ACRES ±

5205 49 Street, Yellowhead County, AB



HIGHLIGHTS

- Located on the perimeter of the beautiful hamlet of Robb, Alberta. 53 km to Edson, 50 km to Hinton
- Three stand alone buildings on 12.65 acres ±
- Industrial shop/office (5,100 sq ft ±)
- A former salt shed (2,400 sq ft ±)
- Storage Shed (1,200 sq ft) ±
- Situated on a gravel surface yard which is surrounded by forest and a chain-link fence
- Fire Suppression Pond on site

CONTACTS

CODY HUCHKOWSKI

Associate

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Partner, Associate

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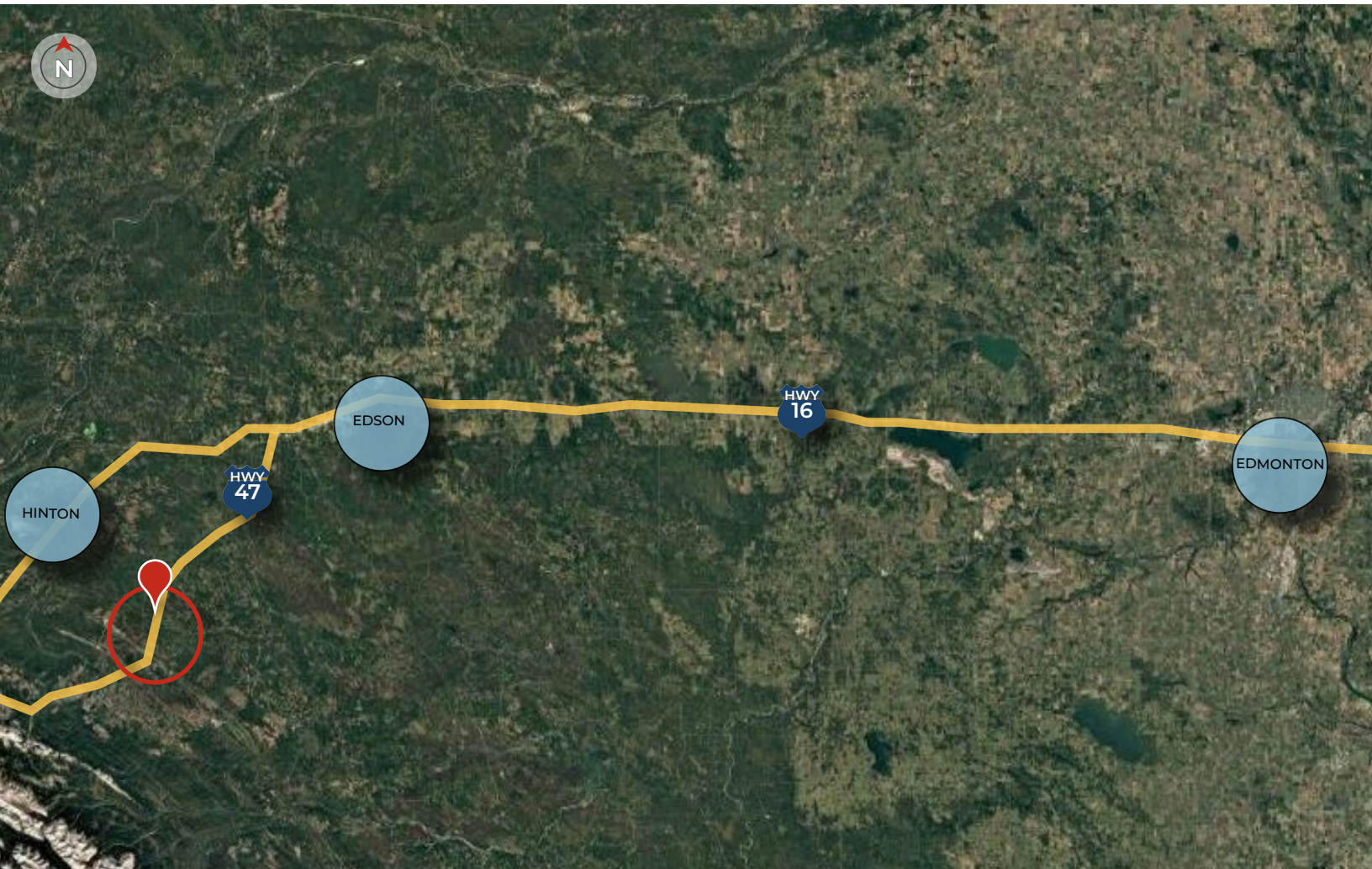


**ROYAL PARK
REALTY™**

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Property Location | Three Stand Alone Buildings on 12.65 Acres ±



DRIVE TIMES



- 41 MINS TO EDSON
- 43 MINS TO HINTON
- 90 MINS TO EDMONTON

INFORMATION & FINANCIALS

MUNICIPAL ADDRESS	5205 49 Street, Yellowhead County, AB
LEGAL DESCRIPTION	Plan: 8223103; Lot: J
ZONING	USD (Urban Service District)
NEIGHBOURHOOD	Eastern Portion of the Hamlet of Robb
SITE SIZE	12.65 acres ±
TOTAL SIZE	8,700 sq ft ±
SALE PRICE	\$600,000.00
PROPERTY TAXES	\$5,393.34 (2024)
POSSESSION	Immediate



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SHOP/WAREHOUSE WITH (4) 14' X 14' OH DOORS



SHOP WITH CONCRETE FLOORS AND SUMP PITS

OTHER INFORMATION

- The subject parcel is on the north side of 53 Ave (facing south)
- 53 avenue is a two-way, east/west roadway that connects with Highway 40, roughly 1 km to the west
- Gravel driveway entrance off 53rd Ave
- Parking, material and equipment storage areas on site
- The Gross Building area is 5,100 sq ft \pm , 4,200 sq ft \pm of industrial shop and 900 sq ft \pm of office space on the second floor, located on southwest corner of property
- Shop consists of steel frame, metal clad exterior on poured concrete with a gable style roof and composition shingles (Built in 1983)
- Comes with double-glazed sliding aluminum windows, aluminum framed entrance door, metal man doors and metal overhead doors
- Shop/warehouse space has 4 drive in bays with 14' x 14' power operated grade loading doors and an estimated ceiling height of 16'
- The shop has lined walls and ceilings, a concrete floor with sump pits, in-floor hot water heating, air exchange unit and PVC/copper piping plumbing
- Second floor office space includes parts and mechanical rooms, washrooms, painted drywall, textured ceilings and vinyl tile flooring



DRIVE-IN BAYS WITH ENERGIZED OH DOORS



900 SQ FT \pm SECOND FLOOR OFFICE SPACE



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FORMER SALT SHED



STORAGE SHED



FIRE SUPPRESSION POND



YARD AREA

OTHER INFORMATION

- Former salt shed is 2,400 sq ft ± with barn-style 13' x 13' entrance doors
- Cinder block construction
- Built in 1982
- Located on the northeast side of the property next to fire suppression pond
- Storage shed is 1,200 sq ft ± with an 8' x 10' overhead door
- Includes man door, concrete floor and metal frame construction
- Built in 1983
- Located on east side of the property north of the warehouse/shop



GATED ENTRANCE



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

USD Zoning | Urban Service District Zoning

To regulate and provide for a wide variety of businesses and amenities for day-to-day use in urban neighbourhoods.

Use Class	P/D
Agricultural	
General Agriculture	D
Intensive Agriculture	D
Agricultural Processing	D
Residential	
Single Detached Dwelling	D
Manufactured Home	D
Duplex	D
Multi-unit Housing	D
Manufactured Home Community	D
Supportive Housing	D
Secondary Suite Internal	P
Secondary Suite External	P
Recreational Cabin	-
Commercial	
Commercial Storage	D
Drive Through	D
Gas Station	D
Kennel	D
Large Format Retail and Service	D
Neighbourhood Shop and Service	P
Restaurant	P
Restricted Substance Retail	P
Vehicle Repair and Sales	D
Lodging	
Campground	D
Hotel/Motel	D
Recreation Resort	D
Short Term Accommodation	P
Staff Accommodation	D
Bed and Breakfast	P
Work Camp	-

Use Class	P/D
Industrial	
Light Industrial	D
Medium Industrial	-
Heavy Industrial	-
Natural Resource Extraction & Processing	-
Outdoor Storage	D
Salvage Establishment	-
Dangerous Goods Storage	-
Waste Management Facility	-
Institutional	
Public Services	P
Cemetery	D
Community Facility	D
Recreation Extensive	D
Recreation Intensive	D
Public Utility	P
Alternate Energy Facility	D
Accessory Uses	
Accessory Building	P
Storage Container	D
Home Business Small	P
Rural Business	-
Home Business Medium	D
Home Business Large	-
P	= Permitted Use
D	= Discretionary Use
-	= Not Allowed



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Cody Huchkowski

Associate



Cody Huchkowski is embarking on an exciting new chapter in Commercial Real Estate as he begins his third career. Originally from Saskatchewan, Cody grew up in the Ottawa Valley and spent the last 13 years in Vancouver before recently settling in Edmonton.

After graduating from the Police Foundations Program at St. Lawrence College in Kingston, Ontario, Cody pursued further education and became a Red Seal Journeyman Powerline Technician. He spent nine years thriving in the trades before making a bold move to transition into in-home sales within the custom window industry. Over five years, Cody honed his interpersonal skills by working with over 1,500 homeowners, helping them make one of the most significant investments in their homes.

A little over a year ago, Cody relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is thrilled to bring his enthusiasm, work ethic, and fresh perspective to the industry. Driven by a commitment to helping his clients achieve their goals, he believes that success is a shared experience: when clients win, everyone wins. With a strong focus on results and a dedication to delivering personalized service, Cody is ready to help turn your vision into reality.

Let's work together and make great things happen!

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.

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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