13304 St. Albert Trail NW
Edmonton

Building fully leased to national covenant tenant

FOR SALE
FULLY LEASED WAREHOUSE RETAIL BUILDING ON ST. ALBERT TR.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 13304 St. Albert Trail NW, Edmonton

LEGAL ADDRESS: Plan 7520908, Block 12, Lots 10 & 11R

ZONING: IB Industrial Business Zone
Zoning Bylaw 12800

SITE: 2.32 acres

FRONTAGE TO ST. ALBERT TRAIL: ±328’

BUILDING SIZE:
SOUTH SIDE: ±20,000 sq. ft. of showroom
±9,900 sq. ft. of warehouse/receiving
NORTH SIDE: ±17,600 sq. ft. of showroom
±6,200 sq. ft. of warehouse/receiving

TOTAL: ±53,700 sq. ft.

CONSTRUCTION DATE: 1993/1997 (built in two phases)

CONSTRUCTION: Pre-cast, concrete tilt-up panel construction with steel frame support system.

ROOF: Corrugated metal roof decking and rubberized roof membrane

FLOOR: Reinforced, sealed concrete slab throughout

CEILING HEIGHT: 22’ (North Side)

LOADING:
3 dock level loading doors on North Side
3 dock level loading doors on South Side

PARKING: 67 stalls

SALE PRICE: $6,750,000
Asking price based on cap rate of 7.1%

Excellent signage exposure on busy St. Albert Trail.
The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.