

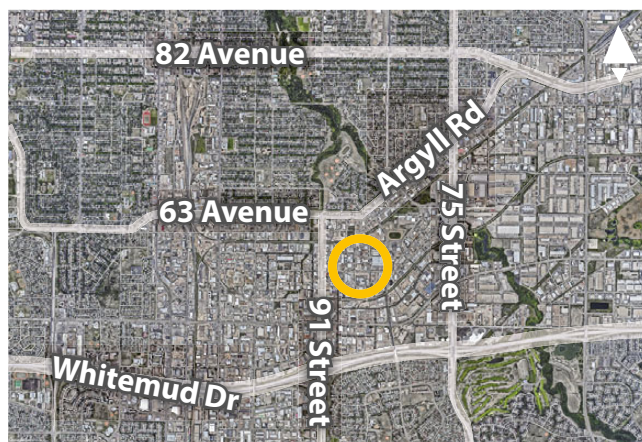


**FULLY
LEASED**

SHOP/OFFICE WITH YARD FOR SALE

Simmax Building
8750 58 Avenue, Edmonton

- » 37,260 sf freestanding shop/office on 3.23 ac.
- » Excellent access, exposure and signage.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023

- » Freestanding building.
- » Fenced dedicated yard.
- » Heavy power and distribution.
- » High-quality improvements.

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 8750 58 Avenue, Edmonton

INDUSTRIAL PARK: Davies Industrial West

LEGAL: Lot 7, Block 2, Plan 7821657

ZONING: IH – Heavy Industrial

AREAS:

SIMSON-MAXWELL LTD. (SML):

Office (main)	5,224 sf
Office (2nd)	4,110 sf
Shop	13,926 sf

Total by SML: 23,260 sf

ADCO POWER LTD. (APL):

Office (main)	5,200 sf
Shop	8,800 sf

Total by APL: 14,000 sf

TOTAL:
37,260 sq. ft.

LAND AREA: 3.23 ac

YEAR BUILT: 1989 / Extensively renovated in 2003

CEILING HEIGHT: 23'

LOADING: 7 x grade and 2 x dock

POWER: 600 Volts, 400 Amps, 3 Phase

FINANCIAL INFORMATION

TENANCY:

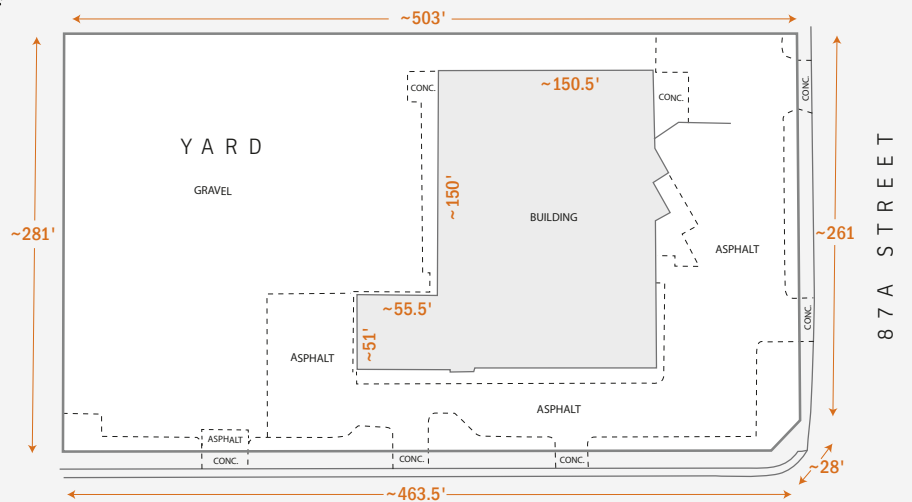
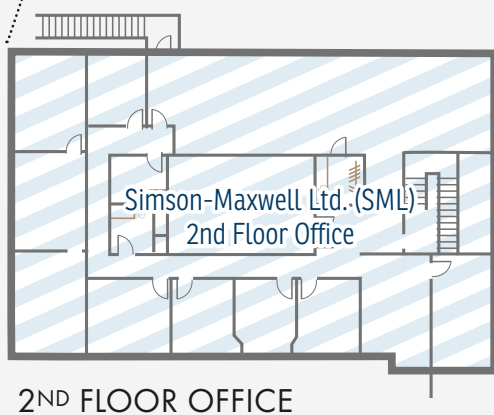
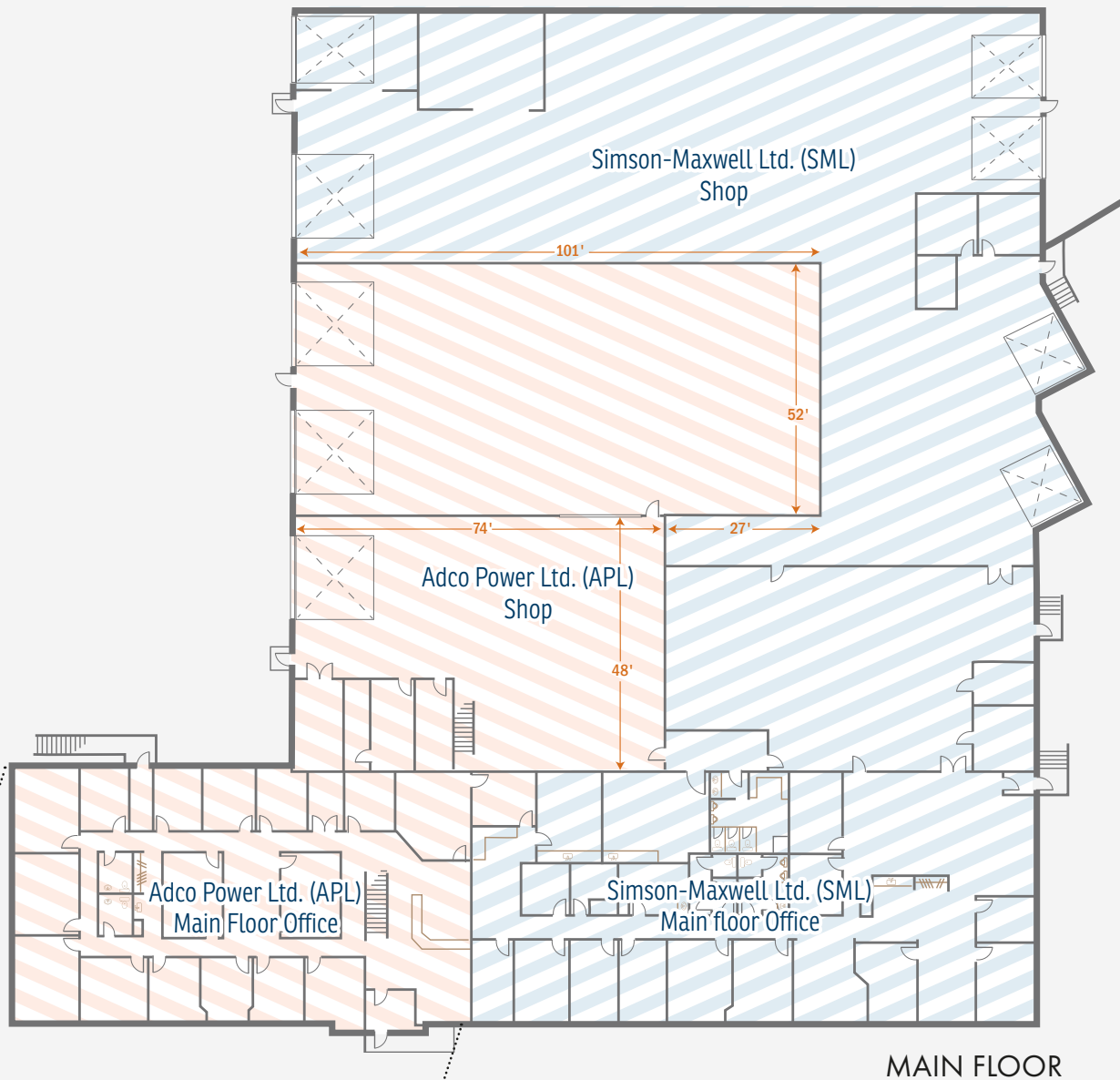
Fully leased to two tenants – Adco Power Ltd. and Simson-Maxwell Ltd.

NET INCOME: \$615,300

TAXES (2023): \$125,667

PRICE: \$6,300,000







58 Avenue



87A Street



87A Street

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LOCAL EXPERTISE MATTERS

