



For Sale

*Freestanding demisable building
ideal for owner-user operations*

- 7,740 square foot grade loading building on 0.53 acres with drive-around access to fenced, graveled rear yard
- Opportunity for one-owner user or ability to demise to suit up to 3 separate tenants
- Floor drains, sumps, and air lines throughout shop
- Potential chattels include vehicle lift and blast room
- Additional 750 square foot cold storage building with one 16' x 10' grade loading door

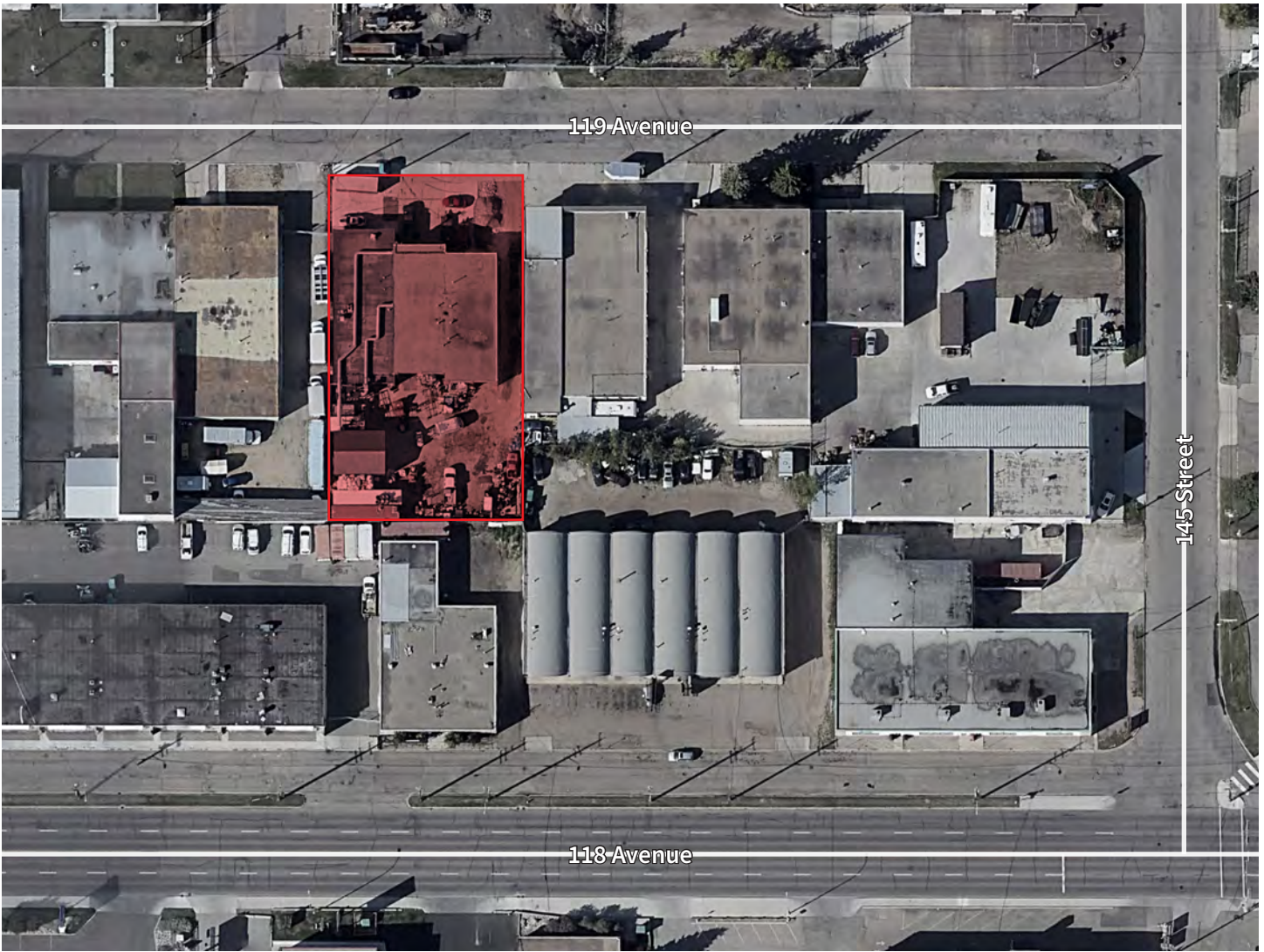
ASI Building

14605 119 Avenue
Edmonton, AB

Adam Butler

Vice President
+1 780 328 0065
adam.butler@am.jll.com





Property Details

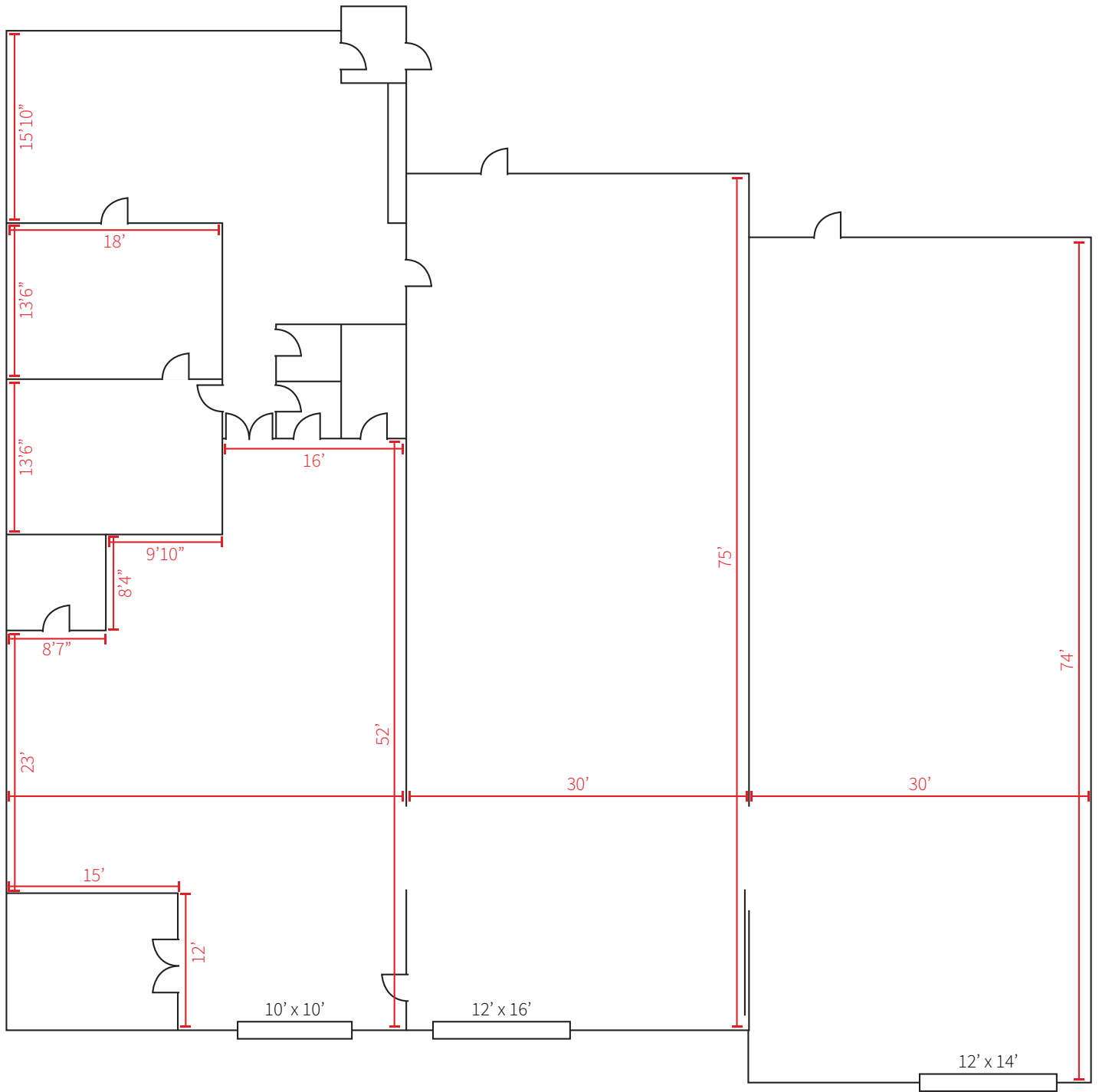
- Building Area: 7,740 square feet
- Site Area: 0.53 acres
- Legal Description: Plan 5951KS, Block 2, Lot 5
- Zoning: IM - Medium Industrial
- Year Built: 1965
- Power: TBC
- Heating: Radiant
- Lighting: Fluorescent and LED
- Construction: Concrete Block
- Loading:
 - (1) 10' x 10' grade door
 - (1) 12' x 16' grade door
 - (1) 12' x 14' grade door
- Ceiling Height: 11.75 - 17.5'
- Crane: (1) bridge crane, currently unpowered

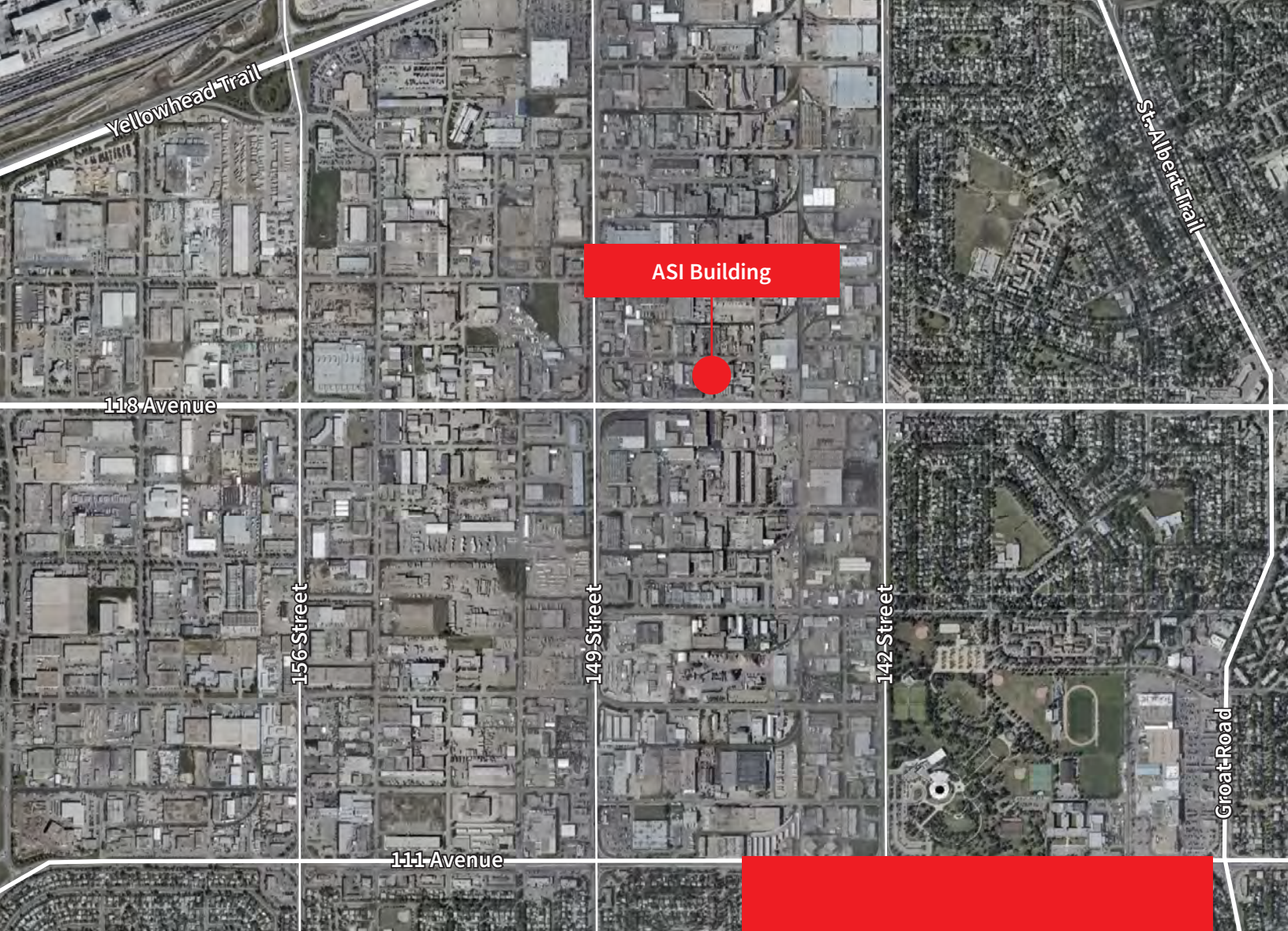


Sale Details

- Sale Price: \$1,475,000
- Taxes: \$28,282.74 (2020)

Floor Plan





Within close proximity to major transportation thoroughfares

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Adam Butler
Vice President
+1 780 328 0065
adam.butler@am.jll.com

JLL Edmonton Industrial
Suite 2101 TD Tower
10088 102 Ave. NW
Edmonton, AB, T5J 2Z1

