



For Sale

20,896 SF manufacturing facility on a 6.21 acre fully developed site

- 3,000 SF of well equipped office space and amenities
- Oversized grade loading doors with drive-thru capability
- Wash bay with Hotsy unit, sumps, trench drain and crane coverage
- Five bridge cranes; (2) 10-ton, (2) 5-ton, and (1) 6-ton
- Two cold-storage outbuildings
- Site is comprised of two separately titled parcels with five access points
- Fenced and secured site with catch basins
- Situated on two corner sites with access direct access to 74 Avenue, 76 Avenue, and 42 Street and in close proximity to 34 Street, 50 Street, Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive

Goldmark Diesel Building & Site

4140 74 Avenue &
4155 76 Avenue
Edmonton, AB

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Property Details

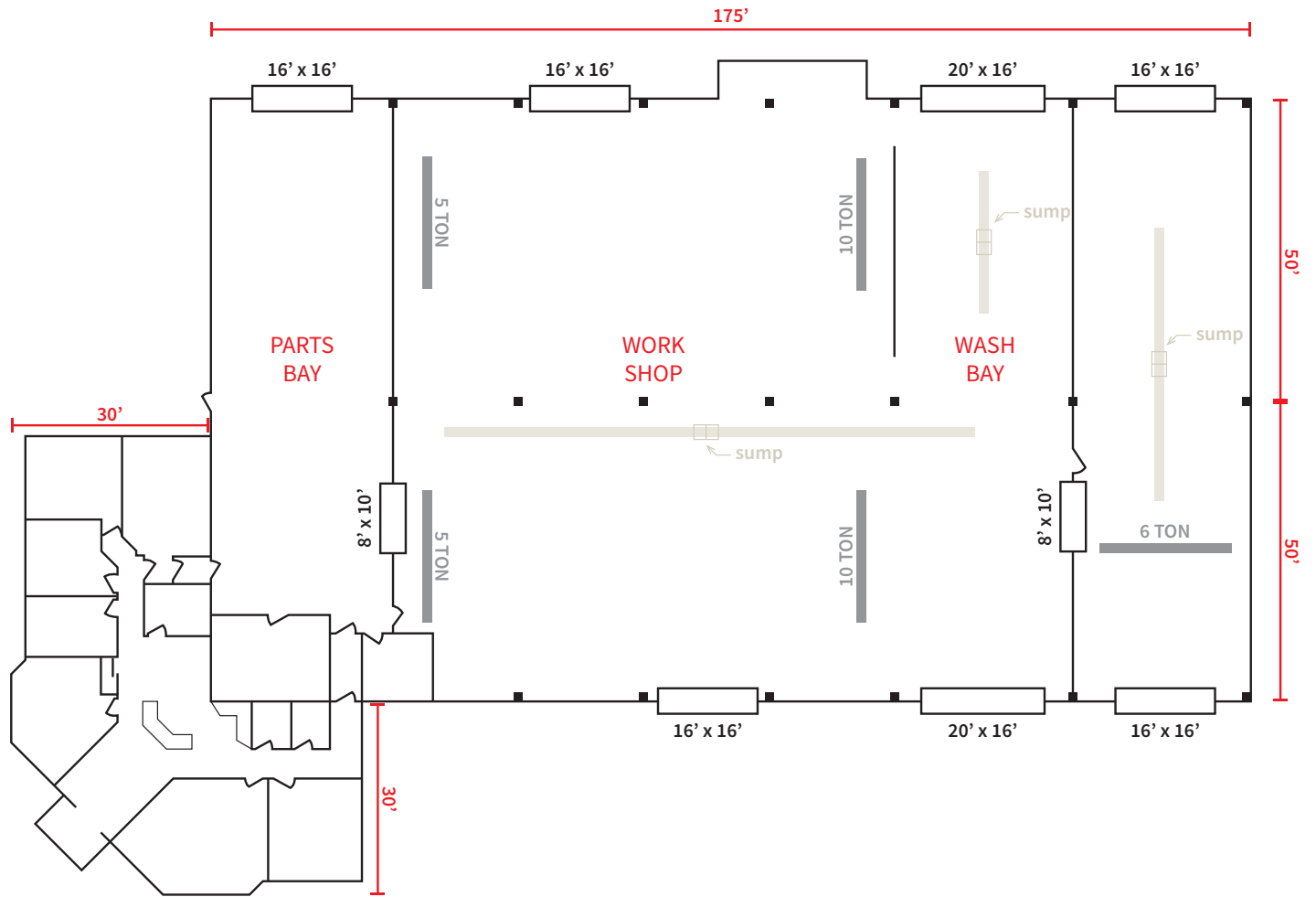
- Total Building Area: 20,896 SF
 - Office Area: 3,000 SF
 - Shop Area: 17,896 SF
- Site Area: 6.21 acres
- Legal Description:
 - Plan 9422169, Block 6, Lot 24 (3.04 acres)
 - 4; 24; 52; 24; NE (3.17 acres)
- Zoning: IM - Medium Industrial
- Year Built: 1994
- Power: 600 amp, 600 volt (TBC by purchaser)
- Heating: Radiant tube
- Lighting: LED
- Loading: (5) 16' x 16' and (2) 20' x 16' grade doors with 30' concrete aprons
- Ceiling Height: 25' (16' under hook)
- Cranes: (2) 5-ton bridge cranes, (2) 10-ton bridge cranes, and (1) 6-ton bridge crane
- Outbuildings: (1) 24' x 48' vehicle storage garage and (1) 41' x 80' metal quonset



Sale Details

- Sale Price: \$6,350,000
- Taxes: \$146,712.57 (2020)
- Availability: Negotiable
- Due Diligence: Environmental Assessment and RPR

Building Plan





Goldmark Diesel Building & Site

Opportunity to acquire two corner sites with excellent access to major transportation routes

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