



For Sale

*Freestanding building in NW Edmonton
ideal for owner-user operations*

- Ideal for mechanical operations, fleet maintenance and storage, service contractors, and other like operations
- ±5,000 square foot building plus additional ±1,000 square foot portable office trailer on 0.58 acres
- Secure asphalt yard with security system and lighting

Former Macro Construction Building

15324 116 Avenue
Edmonton, AB

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Property Details

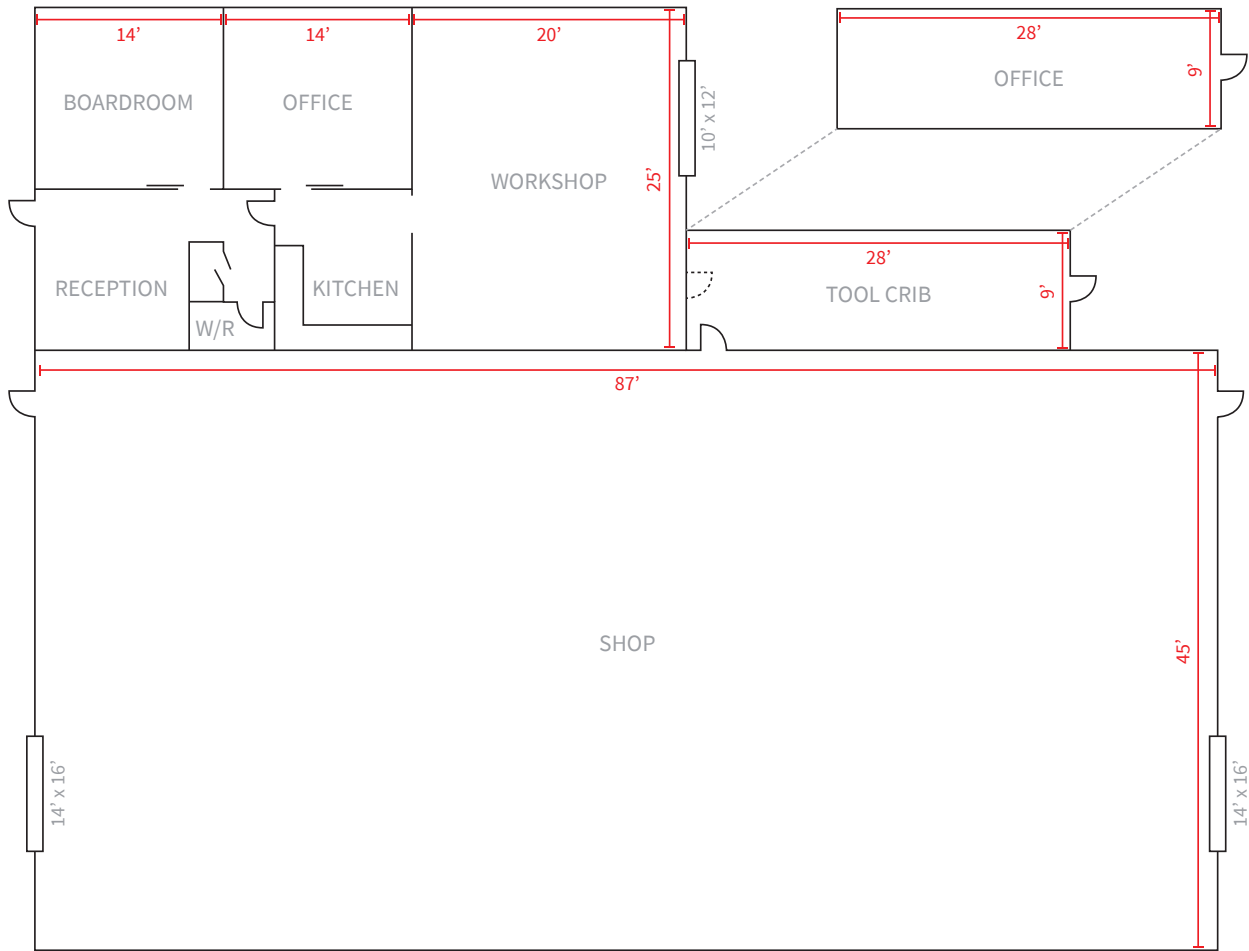
- Building Area: ±5,000 square feet
- Office Trailer: ±1,000 square feet
- Site Area: 0.58 acres
- Legal Description: Plan 8020422, Block 17, Lot 43
- Zoning: IH - Heavy Industrial
- Year Built: 1986
- Power: 225 amp, 240 volt, 3 phase (TBC)
- Heating: Forced air and A/C in trailer
- Lighting: T5 and fluorescent
- Construction: Steel and concrete block
- Building Depth: ±87'
- Loading: (1) 10' x 12' grade door and (2) 14' x 16' drive-thru grade doors with automatic openers
- Ceiling Height: 16.75'

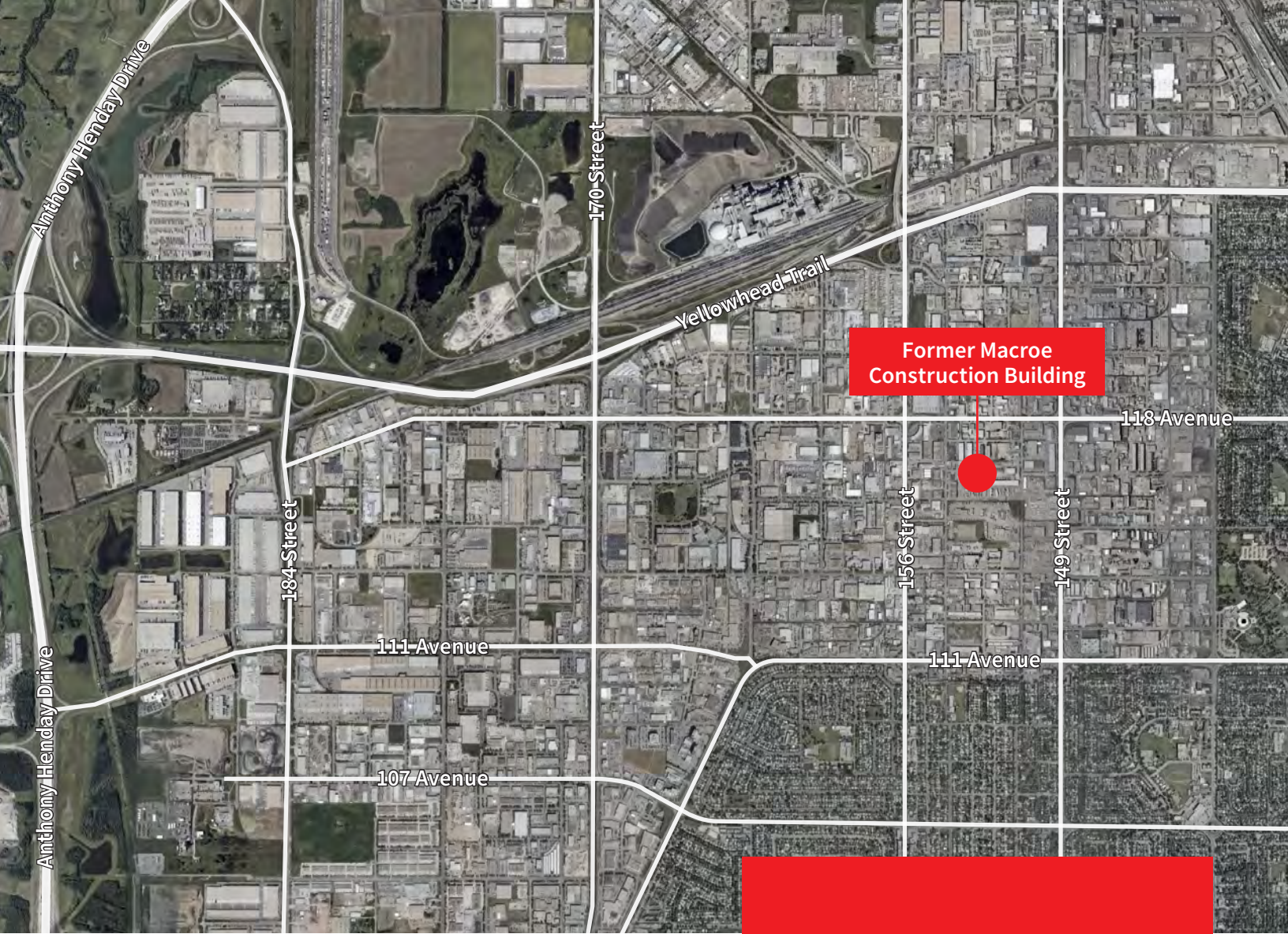


Sale Details

- Sale Price: \$1,100,000
- Unit Price: \$183.33 PSF
- Taxes: \$29,233.83 (2019)

Floor Plan





Former Macro Construction Building

Unique cul-de-sac location with access to 149 St, 156 St, 118 Ave, Yellowhead Tr & Anthony Henday Dr

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