

FOR SALE



CENTRE 50

8105 - 50TH ST. | EDMONTON | ALBERTA



PROPERTY HIGHLIGHTS

- 18,500 sq. ft. (+/-) with frontage to 50th St.
- Extensive renovations
- Office/Retail, Warehouse, and Large Yard
- Eight service bays, crane and wash bay
- Can be demised into smaller units

PROPERTY DETAILS / 8105 - 50TH STREET, Edmonton, Alberta

BUILDING NAME / Centre 50

SITE SIZE / 1.3 Acres (including easement)

BUILDING SIZE Shop : 9,408 sq. ft. (+/-)
Storage: 2,208 sq. ft. (+/-)
Office: 6,783 sq. ft. (+/-)
Total: 18,489 sq. ft. (+/-)
North Side / South Side

ZONING / IB

TYPE OF SPACE / Industrial / Office

POSSESSION / Immediate

CEILING HEIGHT / 18 ft (+/-)

HEATING / Rooftop HVACs and Radiant Heat

LIGHTING / Fluorescent, Halide, LED

CRANES / 1 x 5 Ton

OH DOORS / 4 x 16 sq. ft., 4 x 14 sq. ft.

POWER / 3-Phase, 120-208 Volt, 800 Amp

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ADDITIONAL INFORMATION

Overhead crane, gravel yard with drain and fence, wash bay, eight bays, frontage to 50th Street, pedestal signage available, ample parking lot and concrete alley, substantial redevelopment underway.

SALE FINANCIALS

SALE PRICE / ~~\$4,500,000~~

REDUCED! to \$3,995,000

LEGAL DESCRIPTION / Lot L, Plan 3466MC

PROPERTY TAX / \$58,099 (2020)

BUILDING SITE

MAIN FLOOR

Shop/Storage / 9,408 sq. ft.

Office/Showroom / 3,108 sq. ft.

SECOND FLOOR

Office / 2,316 sq. ft.

Office/Storage / 3,668 sq. ft.



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MAIN FLOOR PLAN



SECOND FLOOR PLAN

