

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 / 3,657 sq. ft.



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## MAIN FLOOR PLAN



## SECOND FLOOR PLAN

