

FOR LEASE / SALE

8,987 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10025 - 169 Street, Edmonton, AB

AUTO BODY FACILITY FOR LEASE / SALE

Property Highlights

- Excellent access to 170th street, Stony Plain Rd., 100 Ave, and close proximity to Anthony Henday Drive
- Attractive office/Reception area with natural light
- Beautiful curb appeal on the west-facing building
- Convenient location with ample room for customer parking
- A fully operational body shop with equipment included



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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AUTO BODY FACILITY

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Property Information

Neighborhood: Glenwood District

Municipal Address: 10025/29 - 169 STREET, EDMONTON, AB

Legal Description: Plan:8175ET Block:38 Lots 17 & 18

Land Size: 0.75 Acres

Building Size: 8,987 Sq.Ft. (+/-)

Zoning: Industrial Business Zone (IB)

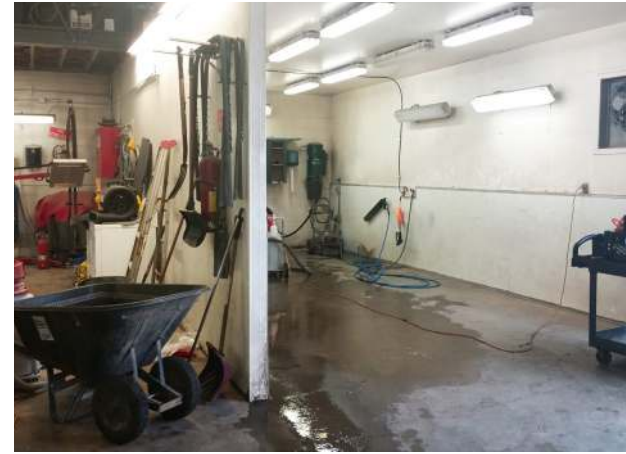
Ceiling Height: 18'

Loading Doors: Overhead Grade 14'x12'
Overhead Grade 14'x12' (Drive-Thru)
Overhead Grade 14'x16' (Drive-Thru)

Parking: Ample surface parking

Property Taxes \$27,868.95 (2022)

Possession: Immediate/ negotiable



Additional Features

- Suspended gas fired zone air system
- Concrete block construction situated on concrete slab at grade
- Built up tar and gravel roof
- (7) swing man doors
- Metal web trusses
- Built in 1977

Traffic Counts (Vehicles per Day)

- 16,100 VPD along Stony Plain Road
- 17,200 VPD along 100 Avenue NW
- 33,200 VPD along Mayfield Road (north of intersection)
- 61,100 VPD along 170th Street NW (south of intersection)
- 31,400 VPD along 170th Street NW (north of intersection)

Purchase Price: Contact Associate

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Senior Associate

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EXCESS YARD

Zones 1-3: Lift and Body Work Area

- Mezzanine above areas 1-4
- Zone 1 featuring Rotary 4 Point LiftSM141000-14,000 LBS
- Zone 2 featuring Rotary 4 Point LiftSM141000-14,000 LBS
- Zone 3 Featuring Car-O-Liner Speed 2,500 KG lifting capacity with 5-ton draw aligner

Zone 4: Wash Booth

- Enclosed Area 14'x26'x10'
- Beam Special Edition wall mounted vacuum, BE power Washer, enclosed lighting and electrical, water supply and exhaust fans

Zone 5: Prep Area

- Featuring back up air compressor
- 12'x14' Overhead Grade (drive-thru) at west point

Zone 6: Paint Booth (1)

- Built in and Sprinklered
- Area of 14'x28'x10'
- Air Make-up in zones 6 & 7

Zone 7: Paint Booth (2)

- Concept 1000 Paint Booth
- Area 9'x7'x30'
- Air Make-up in zones 6 & 7

Automotive Features & Equipment

- Air Make-up Ventilation
- Trench Sump & Dual Compartment Sump
- Paint mixing room
- Ingersoll Rand Air Compressor
- Miscellaneous Welders & Dent Pullers
- Built in and Sprinklered
- Area of 14'x28'x10'
- Air Make-up in zones 6 & 7



Contact

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