

FOR SALE

4027 101 STREET, EDMONTON, AB

TOTAL ±79,183 SQ. FT. *DEMISABLE OPTIONS AVAILABLE



WAREHOUSE/PROCESSING AND OFFICE FACILITIES

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

CONTACT

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FOR SALE

4027 101 STREET | MAIN BUILDING

Main Building

Municipal Address: 4027 101 Street NW, Edmonton, AB

Office Size: 1st ±6,000 Sq. Ft.
*Approximate 2nd ±6,000 Sq. Ft.
3rd ±6,000 Sq. Ft.
Total ±18,000 Sq. Ft.

Shop Size: **Demisable Options**
*Approximate **Bay 1** ±8,400 Sq. Ft.
Bay 2 ±8,400 Sq. Ft.
Bay 3 ±19,200 Sq. Ft. *Comes w/ basement access
Total Shop ±61,582 Sq. Ft.

Basement: 9,960 Sq. Ft. *Not included in the price per Sq. Ft.
Basement for utilities, storage, and services to building extensive electrical

Mezzanine: ±19,500 Sq. Ft. *Above Bay 2 and 3

Zoning: BE (Business Employment)

Parking: 89 surface stalls

Power: 2,000 Amp, 3 Phase Panel available

Construction: Concrete and metal panel

Lighting: LED *Partially installed

Sprinklers: ESFR ready

Heating: HVAC and mechanical available

Ceiling Height: Bay 2 and 3 22' | Bay 1 43'

Loading: Loading: (4) 8' x 10' Dock, with levelers,
(1) 10' x 12' Grade, (1) 8' x 10' Ramped to grade

Elevators: 2 freight elevators each available with 5,000lbs weight capacity

ADDITIONAL INFORMATION

- Building is partially complete
- Budget in place to complete construction
- Office condo purchases starting at ±6,000 Sq. Ft.
- Industrial condo purchases starting at ±8,400 Sq. Ft.
- Ideal site for self-storage
- Close to major roads such as Whitemud Drive, Gateway Blvd and Calgary Trail

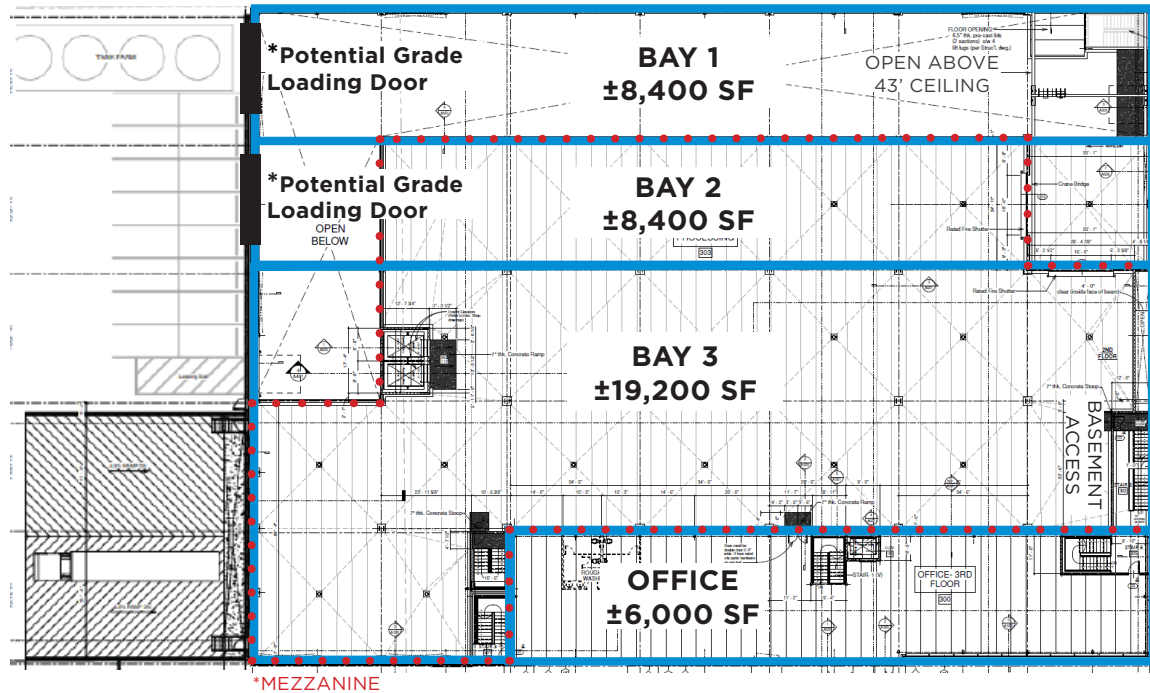


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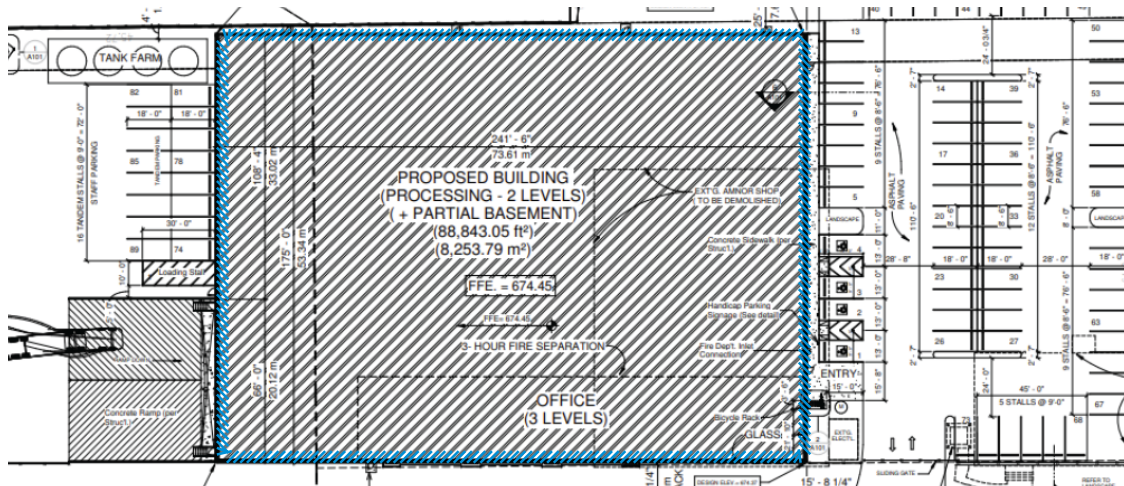
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4027 101 STREET | MAIN BUILDING

***Demisable Options for Main Building** **Total** ±79,183 Sq. Ft.



Current Floor Plan



FOR SALE

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Property Information

Municipal Address: 4027 101 Street, Edmonton, AB

Total Size: ±79,183 Sq. Ft.

Possession: Immediate/negotiable

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Property Price: Condo units \$200.00/SF

Taxes: \$210,257.19 (2023)

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