

# SALE/LEASE

4027/4035 101 STREET, EDMONTON, AB

±102,403 SQ. FT. ON ±3.37 ACRES



**WAREHOUSE/PROCESSING AND OFFICE FACILITIES ACROSS TWO BUILDINGS**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## CONTACT

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# SALE/LEASE

## 4027 101 STREET | MAIN BUILDING

### Main Building

**Municipal Address:** 4027 101 Street NW, Edmonton, AB

**Office Size:** 1<sup>st</sup> ±6,000 Sq. Ft. | 2<sup>nd</sup> ±6,000 Sq. Ft. | 3<sup>rd</sup> ±6,000 Sq. Ft.

\*Approximate

**Total** ±18,000 Sq. Ft. \*Over 3 floors

**Shop Size:** Demisable Options

\*Approximate

**Bay 1** ±8,400 Sq. Ft. | **Bay 2** ±8,400 Sq. Ft.

**Bay 3** ±19,200 - 36,400 Sq. Ft. \*Over 2 levels

+ Comes w/ basement access

**Total Shop** ±61,582 Sq. Ft.

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

**Basement:** 9,960 Sq. Ft. \*Not included in the price per Sq. Ft.

\*Basement for utilities, storage, and services to building extensive electrical.

**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

**Lease Rate:** \$15/Sq. Ft. Net

**OP Costs:** TBD

### 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

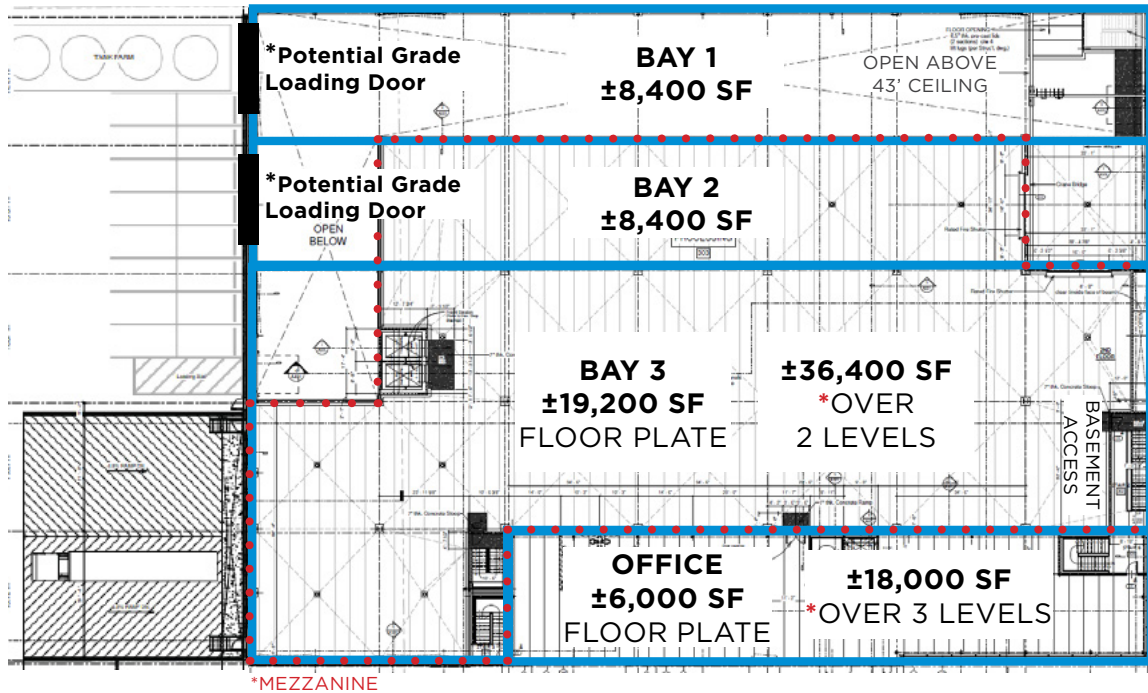


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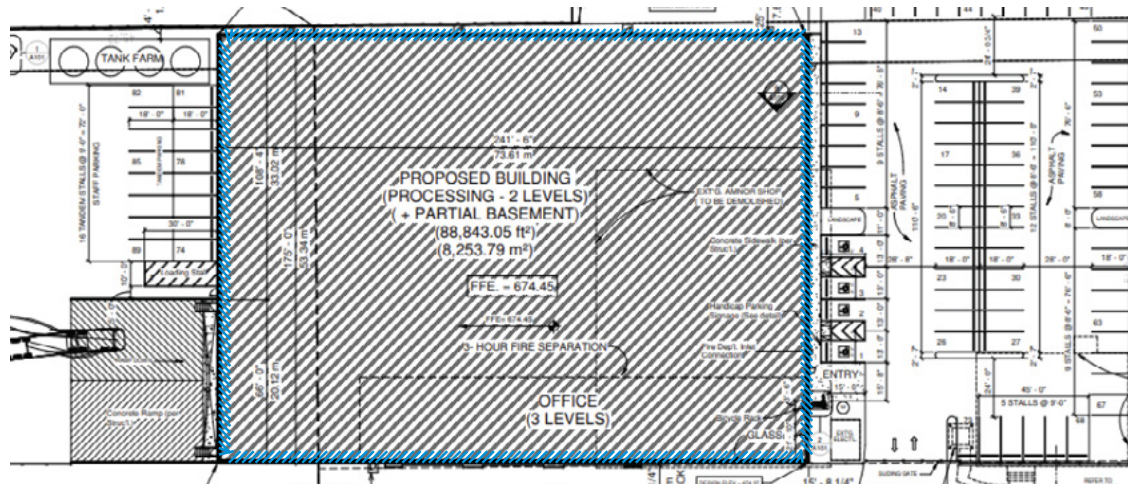
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**\*Demisable Options for Main Building** Total  $\pm 79,183$  Sq. Ft.



Current Floor Plan



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## 4035 101 STREET | NORTH BUILDING

### North Building

**Municipal Address:** 4035 101 Street NW, Edmonton, AB

**Size: Office** ±2,298 Sq. Ft.

**Shop** ±20,923 Sq. Ft.

**Total** ±23,221 Sq. Ft.

**Zoning:** BE (Business Employment)

**Parking:** 6 surface stalls

**Power:** 2,000 Amp, 120/240 & 600 V \*TBC by purchaser

**Lighting:** LED

**Heating:** Forced air

**Ceiling Height:** 22' clear

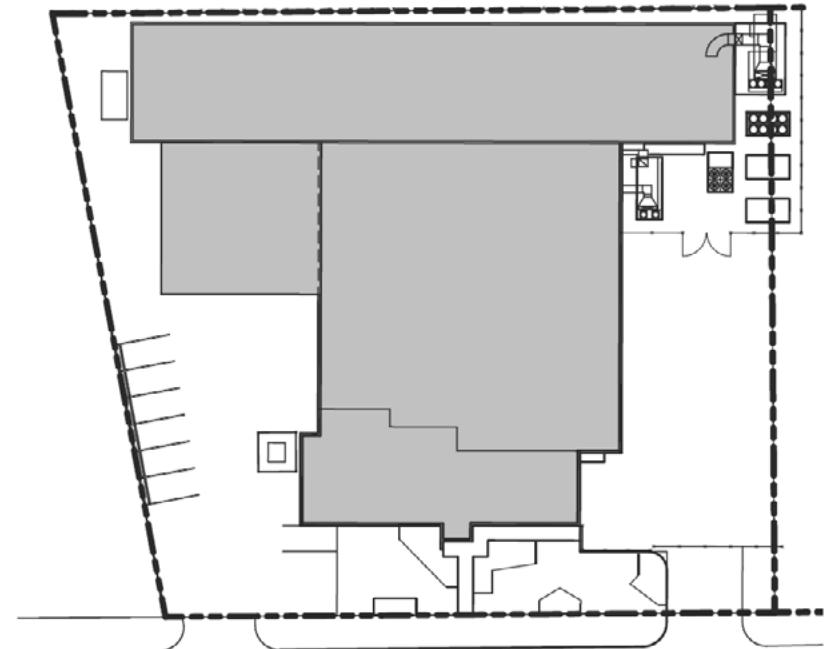
**Loading:** (1) 14' x 14' Grade, (1) 8' x 10' ramped to grade

**Amenities:** 6 production rooms, sampling room, locker room, lunch room, secure cage storage, cooler, and level 9 vault

### ADDITIONAL INFORMATION

- Turnkey food/pharmaceutical production facility
- The office portion has 4 offices, boardroom, washrooms, and open bullpen area
- Steel frame construction with metal skin
- Close to major roads such as Whitemud Drive, Gateway Blvd and Calgary Trail

### Floor Plan



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## Property Information

**Municipal Address:** 4027/4035 101 Street, Edmonton, AB

**Total Size:** ±102,403 Sq. Ft.

**Possession:** Immediate/negotiable

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**Property Price:** Condo units \$200.00/SF

**Taxes:** \$210,257.19 (2023)

## CONTACT

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