



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

Hesco Building

13421 St. Albert Trail, Edmonton, AB



15,721 Sq. Ft. On .96 Acres

PROPERTY HIGHLIGHTS



Single storey retail/industrial building



Demising options to create multi-tenant opportunities



Excellent location fronting onto the Northeast side of St. Albert Trail



Traffic counts for St. Albert Trail of 38,900 VPD (2016)



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Sept. 24, 2018



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PROPERTY DETAILS

ADDRESS:	13421 St. Albert Trail
LEGAL ADDRESS:	Plan 9021619, Block 13A, Lot 2
ZONING:	IB - Industrial Business
SITE:	.96 Acres
TOTAL AVAILABLE SPACE:	15,000 sq. ft. - Main Floor 721 sq. ft. - Concrete Mezzanine 15,721 sq. ft. - Total
DISTRICT:	McArthur Industrial
YEAR CONSTRUCTED:	2002
POWER:	TBC
CEILING HEIGHT:	20'
LOADING DOORS:	Four (4) grade loading Two (2) Dock loading
ASKING PRICE:	\$3,795,000.00



SHOWROOM



MEZZANINE



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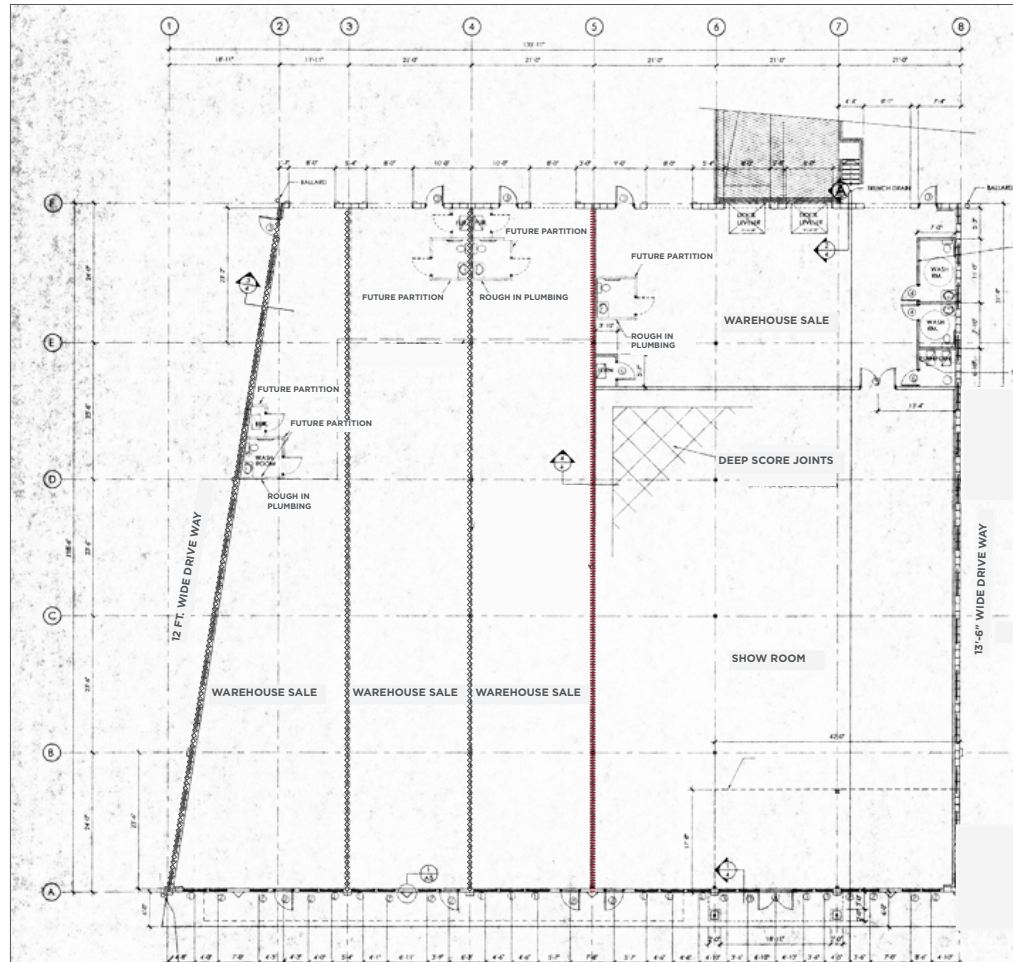
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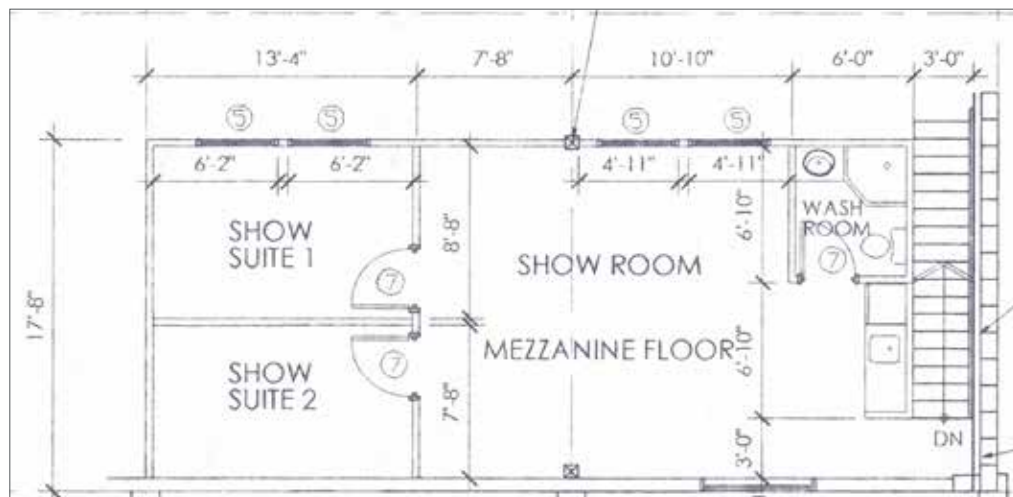
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MAIN FLOOR



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