

Capital Steel Building

6104 72A & 6208 72A Avenue Edmonton, Alberta



19,562 Sq. Ft. On 5.02 Acres

Property Highlights

- 2 separately titled lots
- Receivership sale
- 150' clear span building
- Heavy power
- · Engineered air, roughed in in-floor heating
- Great access to Sherwood Park Freeway, Whitemud Drive,
 50th Street & 75th Street
- Available immediately
- Zoned IM Medium Industrial
- Sale Price: \$5,400,000





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Property Details

6104 72A AVENUE

Site Area: 3 acres - Yard

Zoning: IM - Medium Industrial Property Tax: \$45,468.34 (2018)

Fenced: Yes

Loading: South door - $21'(W) \times 19'(H)$

East door - 23'(W) x 19'(H)

6208 72A AVENUE

Site Area: 2.02 acres

Building Area: ±9,000 sq. ft. - finished warehouse

±10,562 sq. ft. - office (on 3 levels)

±19,562 sq. ft. - Total

Zoning: IM - Medium Industrial

Cranes: North - 20-ton outdoor gantry

crane on ±14,000 sq. ft. structure South - 10-ton interior/exterior,

& 5-ton bridge crane

bridge crane on a ±15,000 sq. ft. structure including a ±6,000 sq. ft.

outdoor laydown area

Power: 1,000 Amp, 600 Volt (TBC)

Property Tax: \$95,763.63 (2018)

Construction Dates: Warehouse - 2012, Office - 2014







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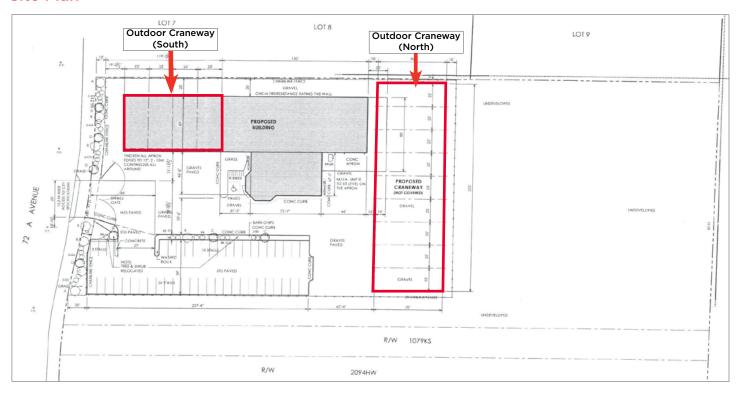
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Site Plan



Additional Photos





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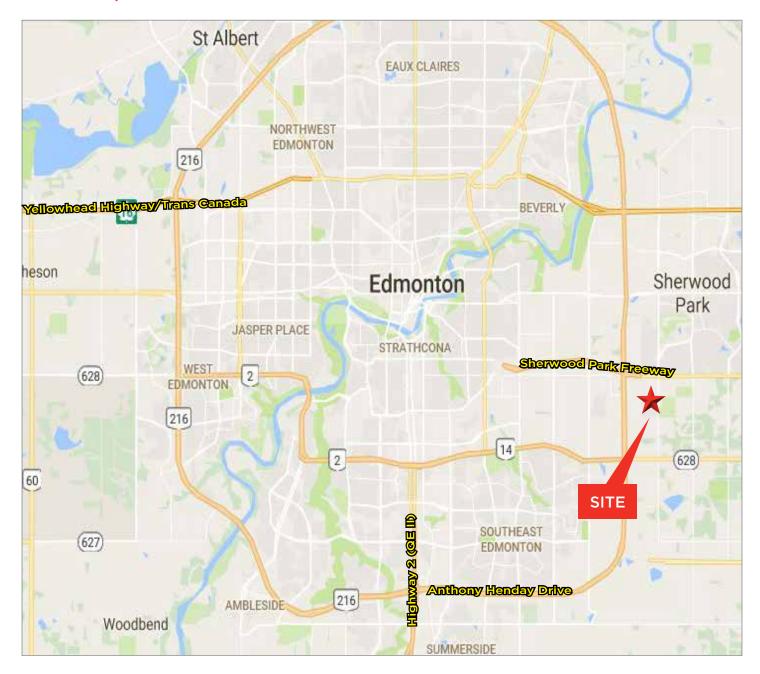
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Locator Map



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