

# Capital Steel Building

6104 72A & 6208 72A Avenue  
Edmonton, Alberta

PRICE REDUCTION



**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, 50<sup>th</sup> Street & 75<sup>th</sup> 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) x 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 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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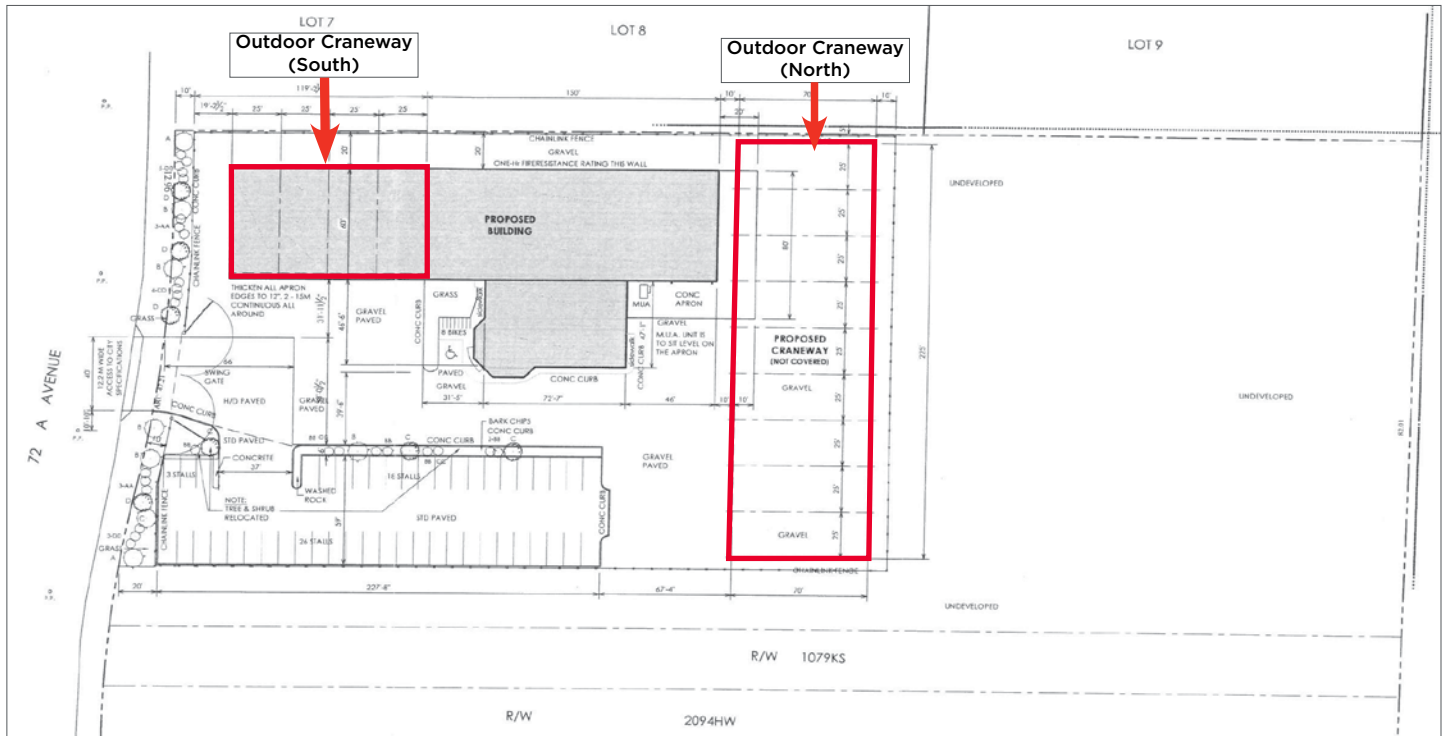


**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

**Capital Steel Building**  
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## Site Plan



## Additional Photos



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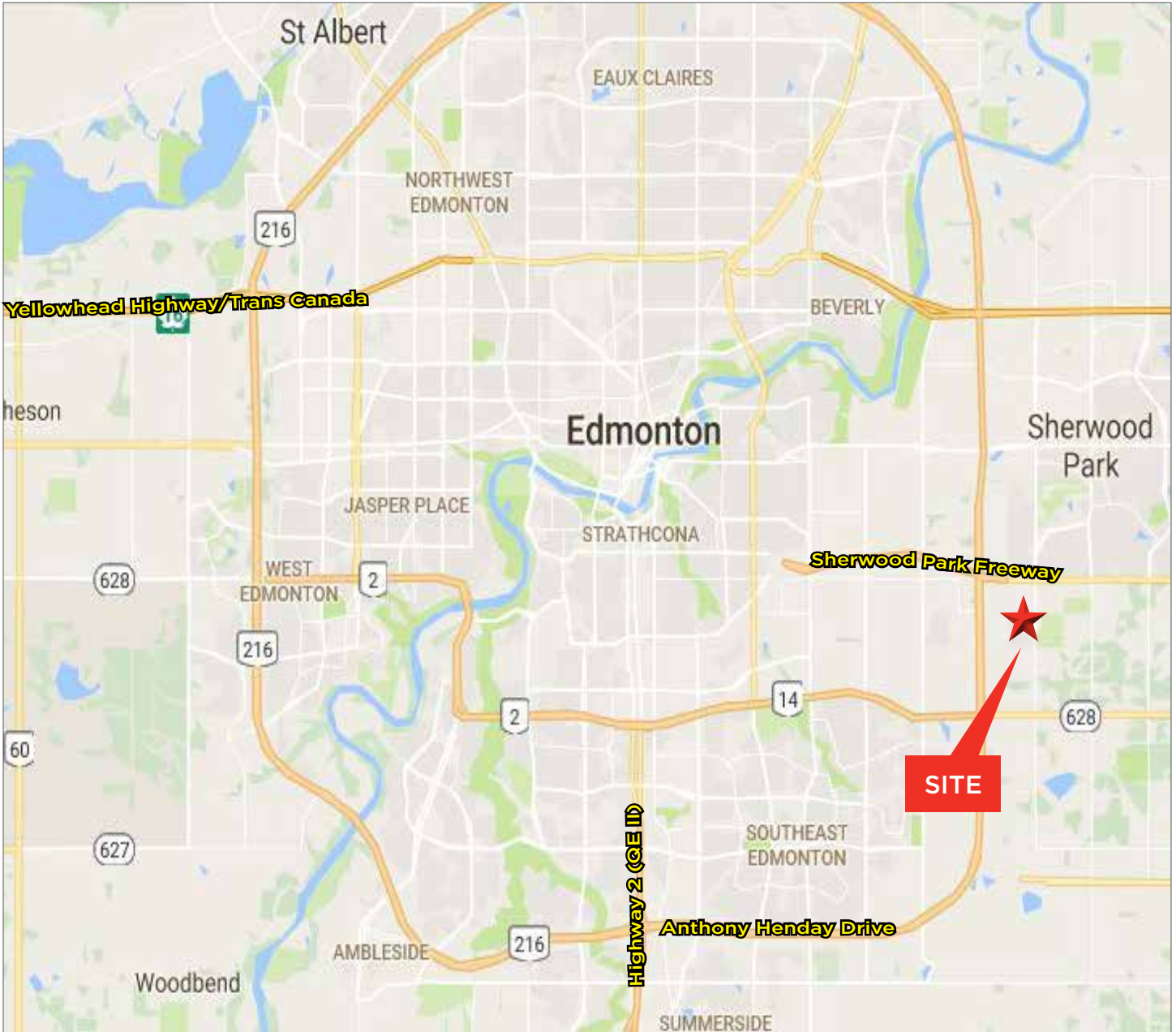
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**Locator Map**



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