



## Edmonton Alberta

\$6,500,000

Prime Industrial Property on 34 St offers a 217,814 SF multi-bay warehouse on a 4.81-Acre lot, boasting a low site coverage ratio of just 7.6%-- providing a versatile opportunity for owner-users or investors seeking a multi-tenant asset. The fully graveled and fenced yard provides excellent functionality for storage, fleet parking, or industrial operations. Designed for efficiency, the building includes five (5) grade loading doors (14' x 16'), 3-phase power supply, and impressive ceiling heights of 33 feet in the front and 26 feet in the back. With minimal office buildout, this property prioritizes efficient warehouse and yard space. Conveniently located with direct access from 34 Street, and positioned between Sherwood Park Freeway and Whitemud Drive, it offers seamless connectivity and is just 5 minutes from Anthony Henday Drive. Don't miss this rare opportunity to secure a well-positioned industrial property with excellent access and flexibility. Close to all Amenities & Shopping Centre. Must See !!!!! (id:6769)

Listing Presented By:



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