

LIST PRICE  
**\$18,500,000**



FOR SALE

## 97 Street Kentwood Ford Site

40,620 SF Turn-key Dealership on 4.86 acres of High Exposure Land

13344 97 Street NW & 10010 132 Avenue NW, Edmonton, AB

## Edmonton Alberta

\$18,500,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. The Kentwood Ford property -- a 4.86-acre, twoparcel automotive holding in the heart of north Edmonton's established dealership corridor. Offered at \$18,500,000, the property represents a rare opportunity to secure a turn-key, scaled, high-exposure automotive facility on 97 Street NW, one of the city's primary north-south arterials, together with a separately-titled parcel of mixed-use redevelopment land. The 3.24-acre main site (13344 97 Street NW) is zoned CG and improved with a 40,620 SF full-service Ford dealership featuring a built-out new-vehicle showroom, 21 service hoists, drive-thru service reception, a dedicated auto body component, and extensive paved display and customer parking. Extensively renovated in 2012 at a cost of approximately \$4.1 million, the facility is move-in ready for an incoming automotive operator -- a genuine plug-and-play opportunity. The vendor, a leading Canadian dealership group, is relocating only because it has outgrown the premises. The 1.62-acre south parcel (10010 132 Avenue NW) is zoned Mixed Use (MU h16 f3.5 cf) and offers built-in redevelopment optionality -- a clean, separately-titled infill site suited to a six-storey multi-family or mixed-use building in one of Edmonton's fastest-growing submarketshe property is offered as a single transaction at \$18,500,000 -- comprising the main dealership site at \$375 per square foot and the excess MU land at \$2,000,000 per acre -- pricing that is well supported by recent market transactions. While the vendor's preference is a single sale of the entire holding, offers on the south MU parcel alone will also be considered. (id:6769)

Listing Presented By:



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