



## 8425 WILKES Avenue Headingley

\$1,099,000

Located just west of the Perimeter on Wilkes Avenue in Headingley, this prime industrial property offers 1.85 acres of fully fenced and secured land with excellent exposure and accessibility. The site includes a 2,956 sq. ft. building currently operating as an automotive shop, featuring three hoists, dedicated office space, and multiple overhead doors (10 ft and 8 ft) with separate entrances to support efficient workflow and functionality. Situated on a paved roadway with quick access to major transportation routes, this location is well suited for a wide range of industrial and commercial uses. Zoned IG (Industrial General), the property benefits from conditional approval through the RM for a three-lot subdivision, presenting a rare opportunity for future development or expansion. Whether you are an owner-operator seeking a strategic location or a developer looking to capitalize on subdivision potential, this property delivers flexibility, strong fundamentals, and long-term value in a highly desirable industrial corridor. Buyer to complete their own due diligence.

Listing Presented By:



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