



SUBDIVISION
NOW COMPLETE

FOR SALE or LEASE

5703 72A AVENUE, EDMONTON, AB

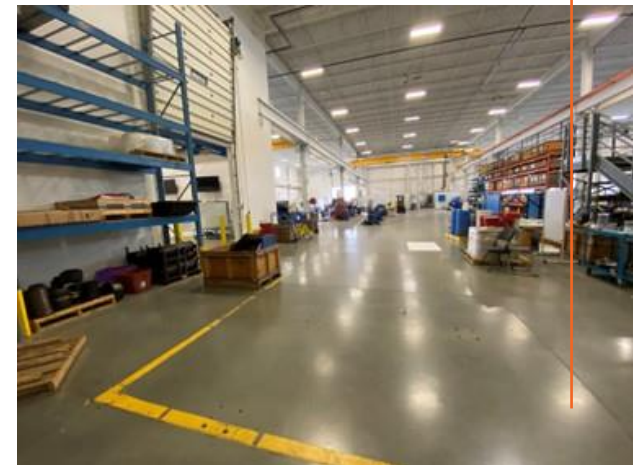
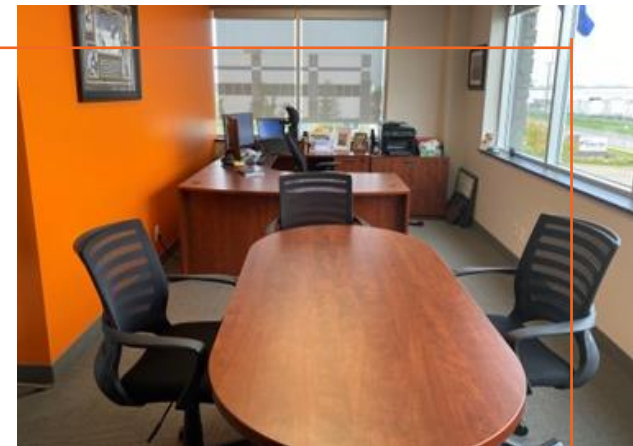
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PROPERTY HIGHLIGHTS

- Class “A” industrial building with concrete fenced yard and ample employee parking
- Two floors of high-quality office build out with an abundance of natural light
- Clean shop with four grade loading doors and four 5-ton overhead bridge cranes
- Fenced and gated heavy duty concrete yard
- Fibre Optic capable
- Rooftop HVAC for office supported by boiler system, with radiant tube heating in shop
- Office and yard area lease expires January 31st, 2025
- Shop/warehouse and secured yard area available immediately

PROPERTY DETAILS

PROPERTY LOCATION	5703 72A Avenue, Edmonton, AB
LEGAL DESCRIPTION	Plan 2420661; Block 4; Lot 13A
BUILDING SIZE	+/- 9,000 SF Main Floor Office (Leased) +/- 9,000 SF Second Floor Office (Leased) +/- 27,000 SF Shop/ Warehouse (Available) +/- 45,000 SF Total
YEAR BUILT	2011
HEATING	Rooftop HVAC/Boiler (warehouse/office) Radiant tube (warehouse)
TOTAL SITE AREA	4.42 Acres
ZONING	IL - Light Industrial
ASKING PRICE	\$11,900,000
LEASE RATE	\$15.00 per square foot
OPERATING COSTS	TBC



PROPERTY AERIAL



PROPERTY FEATURES



POWER
1200 AMPS, 600 Volts

To be verified by
purchaser/tenant



SPRINKLERED
Yes



LOADING
Two (2) 12' x 14' Grade
Two (2) 16' x 16' Grade



CEILING HEIGHT
28 feet (main shop)
32 feet (high height area)

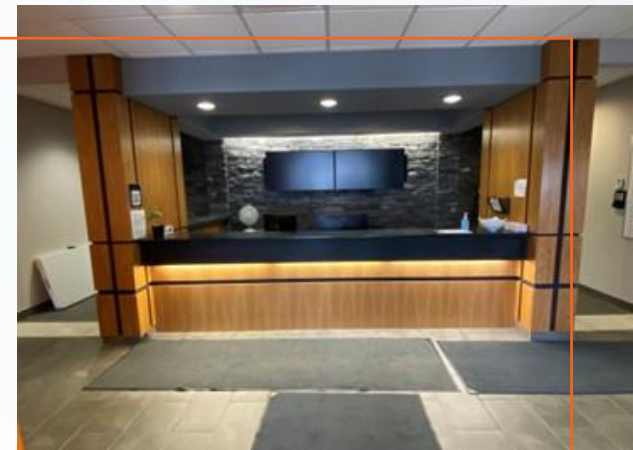


ZONING
IL - Light Industrial



CRANES
Four (4) 5-Ton Bridge
17 ¾ feet Underhook

AVAILABILITY

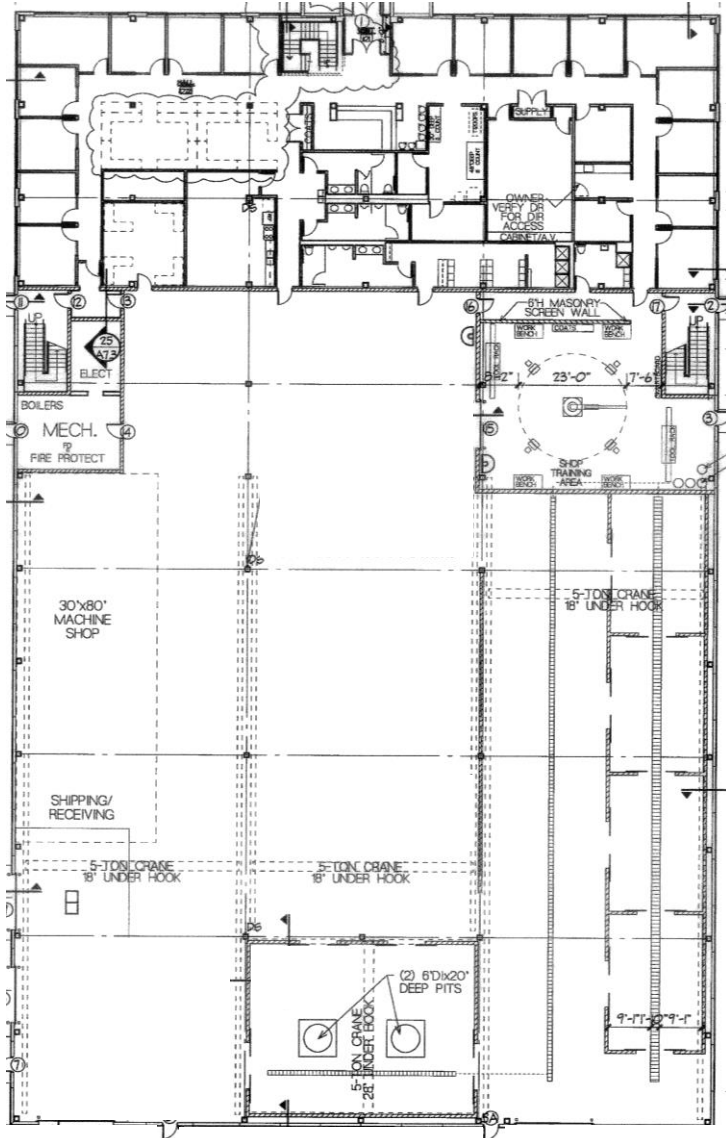


PROPERTY PHOTOS

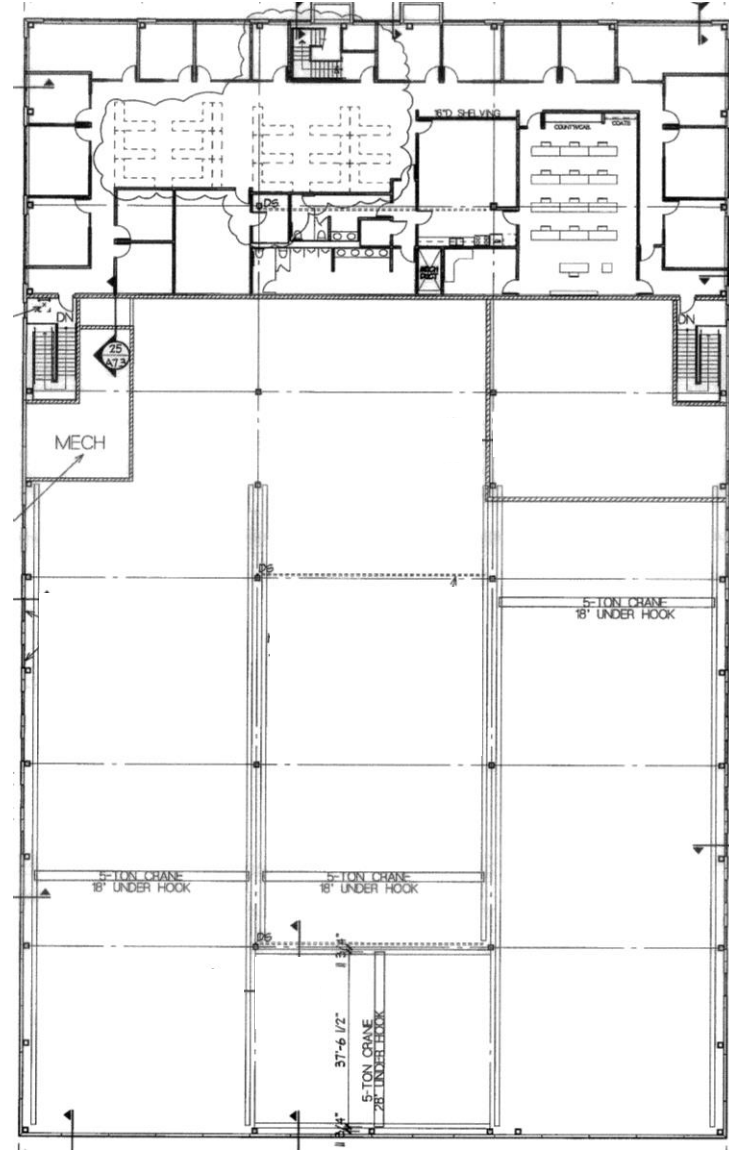


PROPERTY PHOTOS

MAIN FLOOR

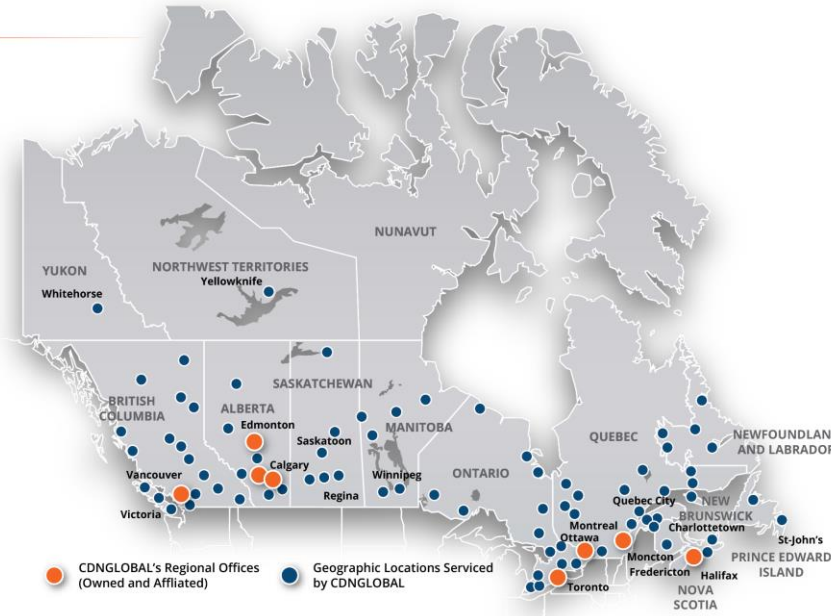


SECOND FLOOR



With a history of 30 years, CDNGLOBAL is a leading real estate advisory firm and brokerage in Canada. With national coverage and strategic global partnerships built over decades, CDNGLOBAL has extended its integrated commercial real estate services capabilities in North America and worldwide.

Our highly experienced commercial real estate team serves commercial tenants, investors, developers and governments. Uniquely, our advisors are not only experts in real estate, but have prior experience or are academically trained in finance, accounting, real estate development and law. Our technical expertise enables us to offer exceptionally well-rounded advice and the knowledge to negotiate optimal transaction terms and conditions for our clients.



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CORPORATE FACTS // AT-A-GLANCE

100% Canadian Owned



Years in Business

30

Global Partner Offices
 in 36 Countries

220

Offices in Canada

8

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