

CDNGLOBAL[®]

PRICE REDUCED!



FOR SALE or LEASE

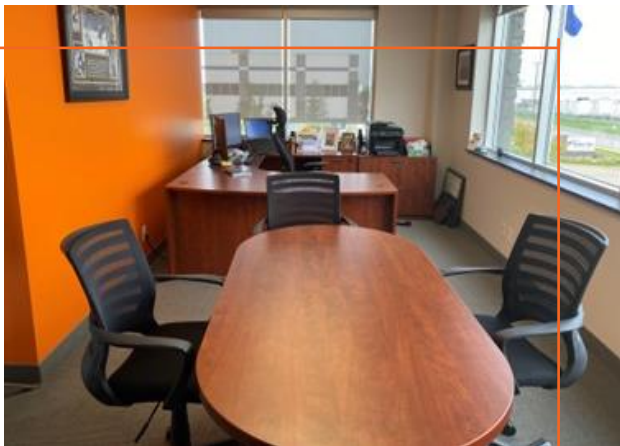
5703 72A AVENUE, EDMONTON, AB

Scan or Click
For Video Tour



PROPERTY HIGHLIGHTS

- Class “A” industrial building with concrete fenced yard and 150 parking stalls
- Two floors of high-quality office build out with an abundance of natural light
- Immaculate shop with four grade loading doors and four 5-Ton bridge cranes
- Fenced and gated heavy duty paved yard
- Heavy power with 1,200 Amp service
- Rooftop HVAC supported by boiler system, with radiant tube heating in shop



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 (office) Radiant tube (warehouse)		
TOTAL SITE AREA	4.42 Acres		
ZONING	BE – Business Employment		
ASKING PRICE	\$11,900,000	\$10,900,000	
LEASE RATE	\$15.00 per square foot		
OPERATING COSTS	\$5.50 per square foot (est) (Includes taxes and insurance)		



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



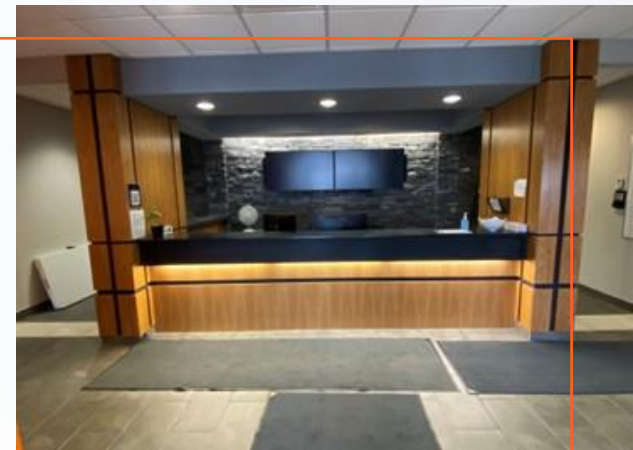
CEILING HEIGHT
28 feet (main shop)
32 feet (high height area)



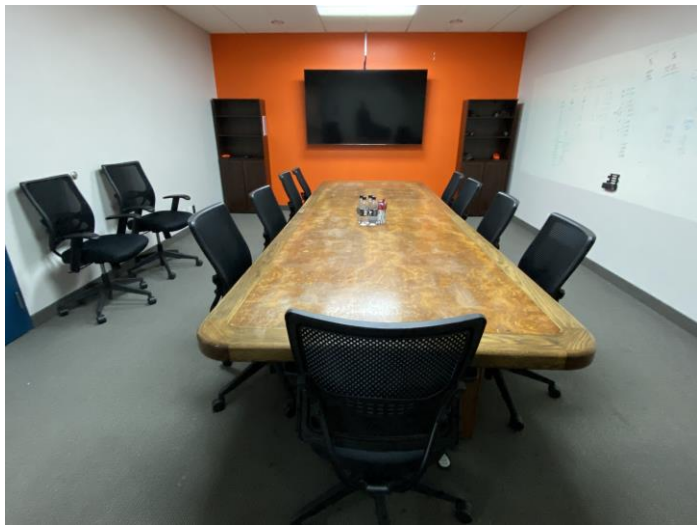
ZONING
BE - Business Employment



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

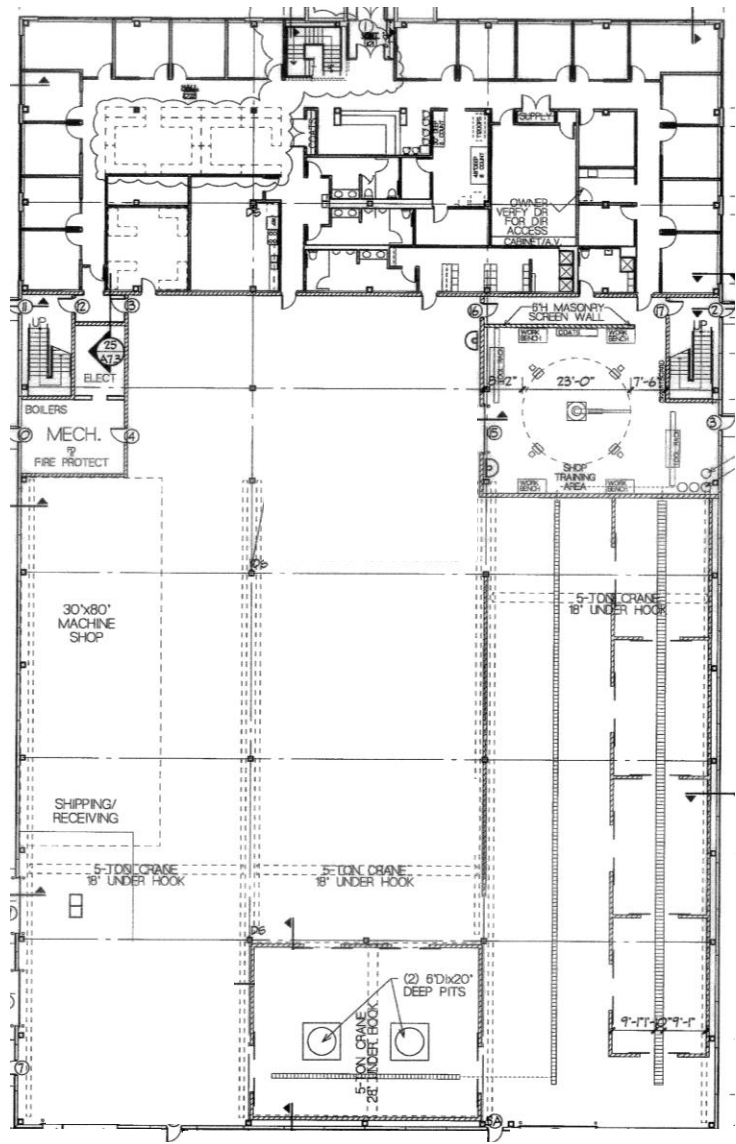


PROPERTY PHOTOS

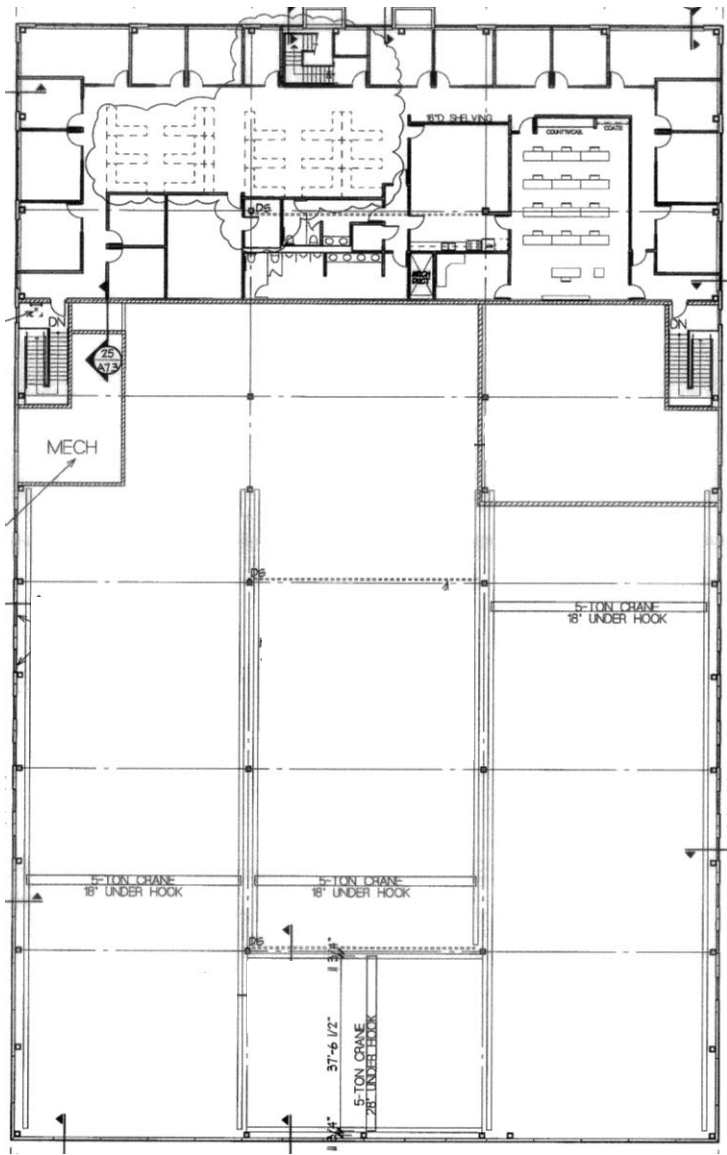


PROPERTY FLOORPLANS

MAIN FLOOR

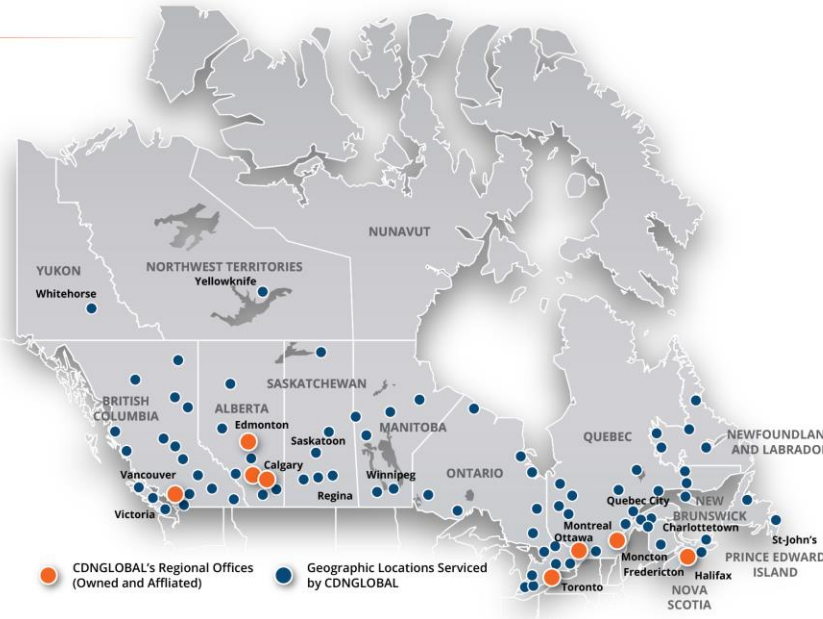


SECOND FLOOR



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.



CDNGLOBAL®
Commercial Real Estate Advisors

Vancouver . Calgary . Calgary South . Edmonton . Toronto . Ottawa . Montréal . Halifax

CONTACT

WARREN COCHLIN
CDN Global Advisors Ltd.
Senior Vice-President, Associate
780 701 1932
wcochlin@cdnglobal.com

CARRIE PASEMKO
CDN Global Advisors Ltd.
Associate
780 701 1930
cpasemko@cdnglobal.com

WWW.CDNGLOBAL.COM

The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN Global Advisors Ltd. does not assume responsibility for any errors or omissions.

CORPORATE FACTS // AT-A-GLANCE

100% Canadian Owned



Years in Business

Global Partner Offices
in 36 Countries

220

30

Offices in Canada

8

CONTACT

WARREN COCHLIN
CDN Global Advisors Ltd.
Senior Vice-President, Associate
780 701 1932
wcochlin@cdnglobal.com

CARRIE PASEMKO
CDN Global Advisors Ltd.
Associate
780 701 1930
cpasemko@cdnglobal.com

WWW.CDNGLOBAL.COM