



FOR SALE

\$7,900,000

INVESTMENT OPPORTUNITY

8210 McIntyre Road, Edmonton, Alberta

RE/MAX Excellence Commercial Division is pleased to present a prime industrial opportunity in Southeast Edmonton's industrial sector.

This 40,000 square foot industrial facility is situated on a 3.47-acre lot in the heart of Southeast Edmonton's established industrial district—an area known for its strong infrastructure, accessibility, and connectivity.

With close proximity to major transportation routes including Whitemud Drive, Sherwood Park Freeway, and Anthony Henday Drive, the location offers excellent logistical efficiency for businesses serving the Edmonton region and beyond.

This accommodates a wide range of industrial and commercial uses, including warehousing, distribution, and light manufacturing. Well maintained over the years, this site combines functional utility with a strategic position in one of Edmonton's most active and in-demand industrial corridors.

Surrounded by a diverse mix of industrial users and amenities, the property offers a prime opportunity for those seeking visibility, access, and long-term value in a competitive market.



[View On Street](#)



[View On Maps](#)

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COMMERCIAL DIVISION

DEAN DRYSDALE

Vice President



(780) 953 4585



deandrysdale@gmail.com

CHRISTIAN JONES

Vice President



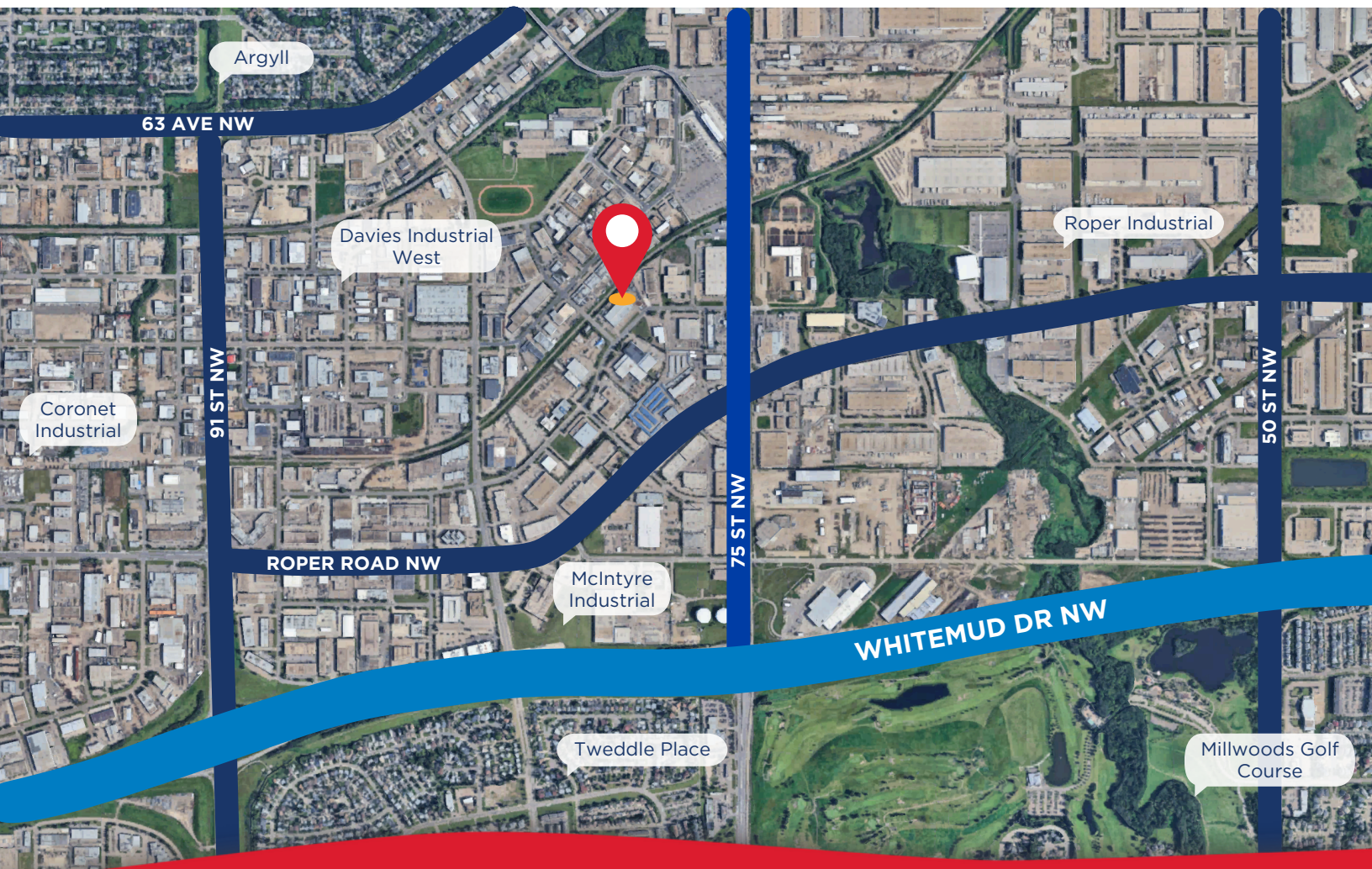
(780) 716 2851



1988jones@gmail.com

PROPERTY DETAILS

Address	8210 McIntyre Road NW
Size	± 40,000 SF
Lot	± 3.47 Acres
Zoning	BE
Year Built	1974
Loading	Grade (7) Dock (1)
Ceiling Height	20'
Power	1200 AMP
Heating	Forced Air and Radiant
Asking Price	\$7,900,000





CONTACT:

DEAN DRYSDALE

Vice President | Industrial Sales & Leasing

☎ (780) 953 4585

✉ deandrysdale@gmail.com

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Vice President

☎ (780) 716 2851

✉ 1988jones@gmail.com



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COMMERCIAL DIVISION

201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

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