

FOR SALE

\$2,490,000



SALE LEASEBACK/INVESTMENT

8305 Davies Road, Edmonton, Alberta

RE/MAX Excellence Commercial Division is pleased to present an excellent industrial opportunity in Southeast Edmonton's active industrial corridor.

This 15,000 square foot industrial facility is situated on a 0.83-acre lot within one of Edmonton's most accessible and service-rich industrial areas.

Features include:

- 20-foot ceilings, large power capacity
- Sumps, and infrastructure for multiple tenants or a single-user facility
- Open wood beam ceilings
- New and upgraded roof and lighting
- Upgraded thermal efficiencies

Located just off 75 Street, the property offers quick access to Whitemud Drive, Sherwood Park Freeway, and the Anthony Henday, making it ideal for businesses requiring efficient transportation and logistics.

Built in 1973 and well maintained, this versatile property offers a flexible layout and solid infrastructure suited for manufacturing, service operations, or warehousing. Located in Southeast Edmonton's tightly held market, it presents a strategic, long-term opportunity for investors or business operators.



View On Street



View On Maps

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DEAN DRYSDALE

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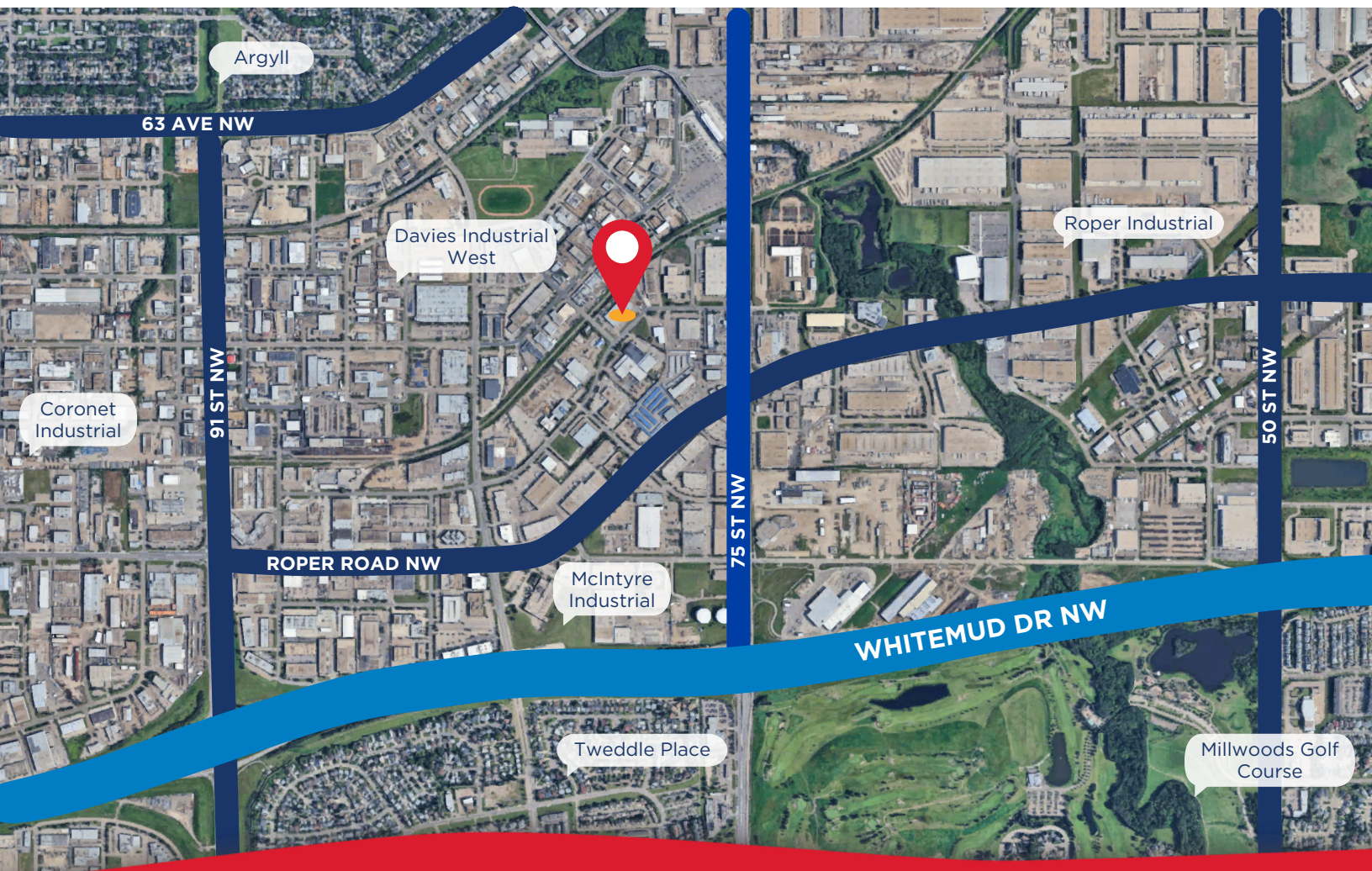
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PROPERTY DETAILS

Address	8305 Davies Road
Size	± 15,000 SF
Lot	± 0.83 Acres
Zoning	IM
Year Built	1973
Loading	Grade (6)
Ceiling Height	20'
Power	400 AMP
Heating	Forced Air
Asking Price	\$2,490,000





CONTACT:

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