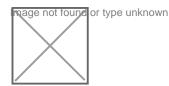


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **UNIT 1, 2803 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Edmonton, Alberta

Listing ID: 28406

MLS ID: A2154545

\$2,482,785



<sup>△</sup> MICHELLE PLACH

**(780)** 965-4662

Honestdoor Inc.

**2** 780-965-4662

rM1

Unit 1, 2803 50 Avenue, Edmonton, Alberta T6H 0J5

**Transaction Type** 

For Sale

**Days On Market** 

313

Zoning

BE - Business Employment

Subdivision

Southeast Industrial

Year Built 2024

Warehouse

Structure Type

Property Type

**Property Sub Type** 

Legal Plan

Commercial

Warehouse

2322441

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

9369.00

870.40

Call seller directly

Restrictions
Call Lister

Reports
Call Lister

Welcome to Edmonton's cutting-edge industrial development is situated on Whitemud Drive between 34th Street and 17th Street. Uncompromising quality, the WIC is built with the highest quality precast concrete available in North America. K&H Developments and their construction partner Eagle Builders oversee every aspect of the project, including design, manufacturing, and construction, ensuring top-notch quality at every step. Investing in leading energy efficiencies, the WIC surpasses industry standards, meeting the NECB Tier 2 energy efficiency standard. Meaning it goes above baseline code requirements by an impressive 25%, promoting energy-conscious operations which translates to lower operating costs and more sustainable operations for owners. Designed to fit any business needs with versatile features including overhead doors and 19' concrete aprons at grade doors, providing superior accessibility for smooth logistics and operations. Ability to create a truly elevated space, the 'mezzanine' is more than just a mezzanine; it can be considered a second floor. This versatile space offers a range of possibilities, from additional storage to customized office or workspace solutions. Unit 1 - 9,369 SF, Unit 2 - 9,870 SF, Unit 3 - 8,770 SF, Unit 4 - 8,770 SF, Unit 5 - 9,868 SF, Unit 6 - 9,252 SF, Unit 7 - 8,848 SF, Unit 9 - 9,250 SF, Unit 10 - 8,770 SF, Unit 11 - 8,156 SF

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.