

# FOR SALE

13008 - 163rd Street NW,  
Edmonton, AB

50,984 square feet on 10.90 acres

AVISON  
YOUNG

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



97 Door Facility  
Cross Dock Terminal



6 Access Points



Large  
Dedicated Yard

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# PROPERTY DETAILS

**DISTRICT:**

Mistatim Industrial

**LEGAL DESCRIPTION:**

Plan 211JK, Block 21, Lot 3

**AVAILABLE AREA:**

Main Floor Office:	4,158 sq. ft.
Second Floor Office:	4,793 sq. ft.
Warehouse:	<u>42,033 sq. ft.</u>
Total:	50,984 sq. ft.

**SITE SIZE:**

10.90 acres

**ZONING:**

IM (Medium Industrial)

**PURCHASE PRICE:**

\$9,950,000.00 (\$195.16 per sq. ft.)

**PROPERTY TAXES:**

\$246,153.63 per annum (\$4.83 per sq. ft. for 2025)

**AVAILABLE:**

Immediate

**CEILING HEIGHT:**

12' clear (west side)

11' clear (east side)

**LOADING:**

97 dock doors with levelers

1 ramped grade level

**POWER:**

2 - 400 amp, 120/208 volt, 3 phase service

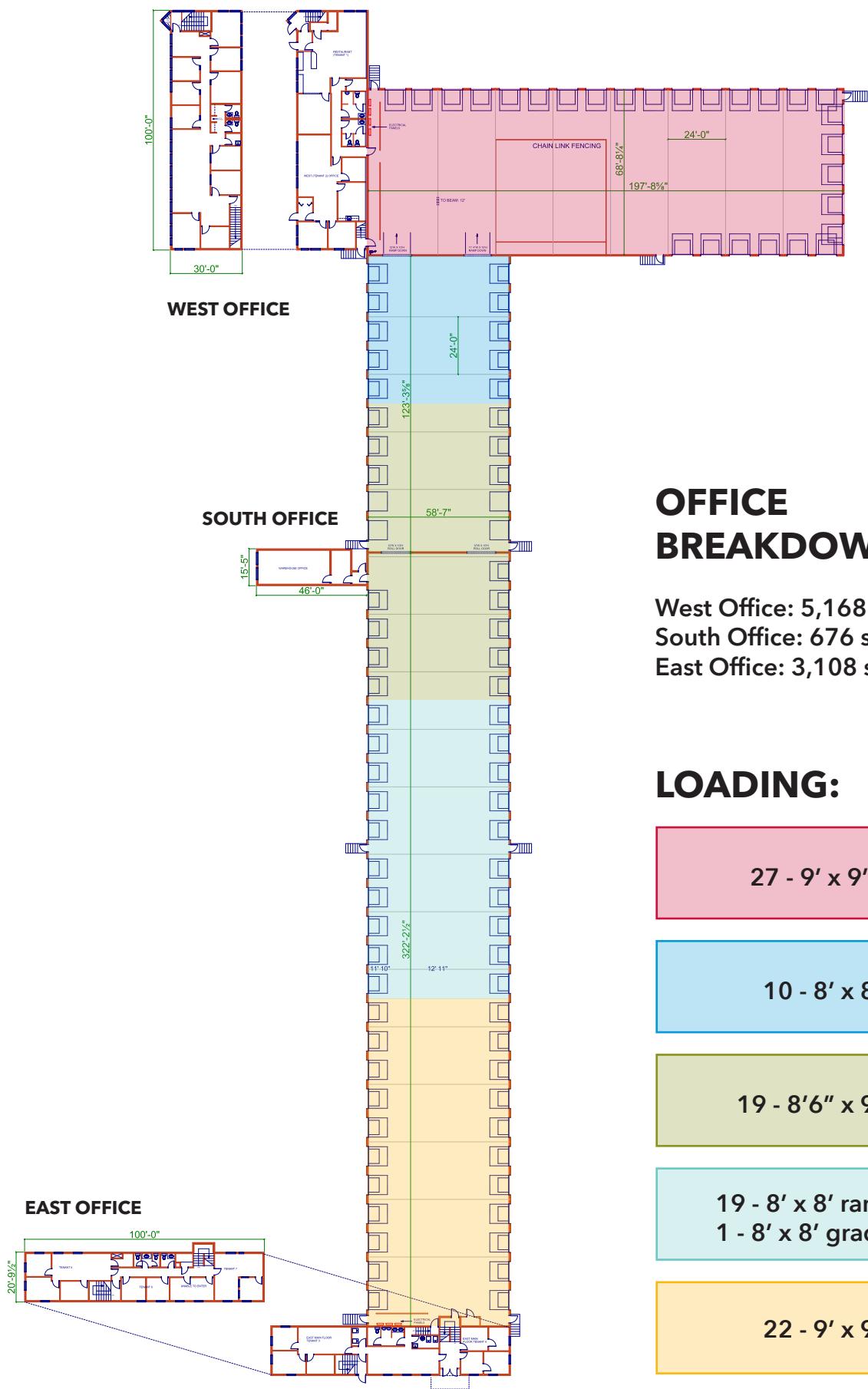
**YEAR OF CONSTRUCTION:**

1974, with additions in 1986, 1997, & 2008

**COMMENTS:**

- Operating cross dock facility
- Two office pods
- Fibre optics
- MUA in place
- Fork lift charging stations
- Exterior dock scale
- 70 trailer parking stalls
- Gravelled and gated yard

# FLOOR PLAN



## OFFICE BREAKDOWN:

West Office: 5,168 sq. ft.  
 South Office: 676 sq. ft.  
 East Office: 3,108 sq. ft.

## LOADING:

27 - 9' x 9'6" dock doors

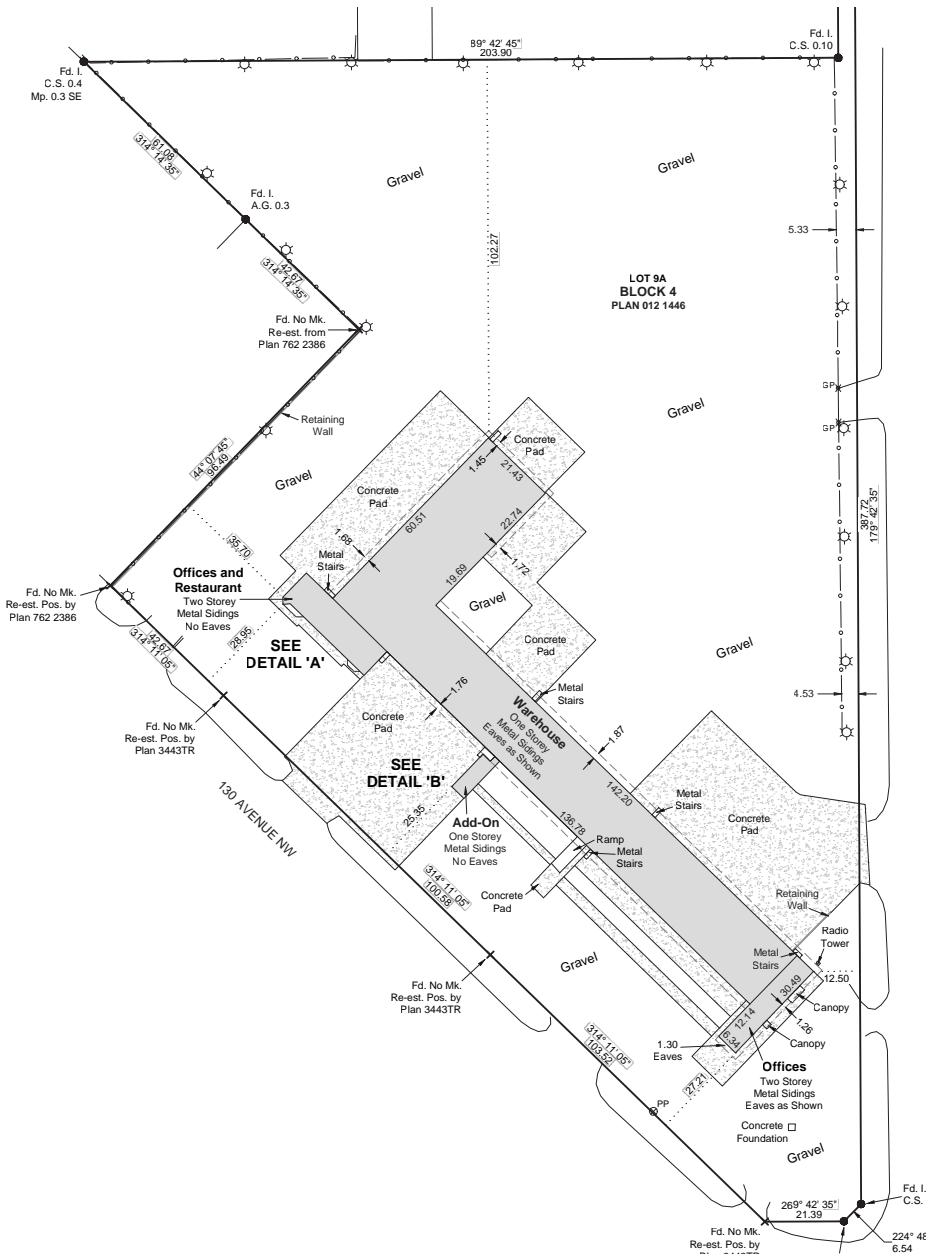
10 - 8' x 8' dock doors

19 - 8'6" x 9'6" dock doors

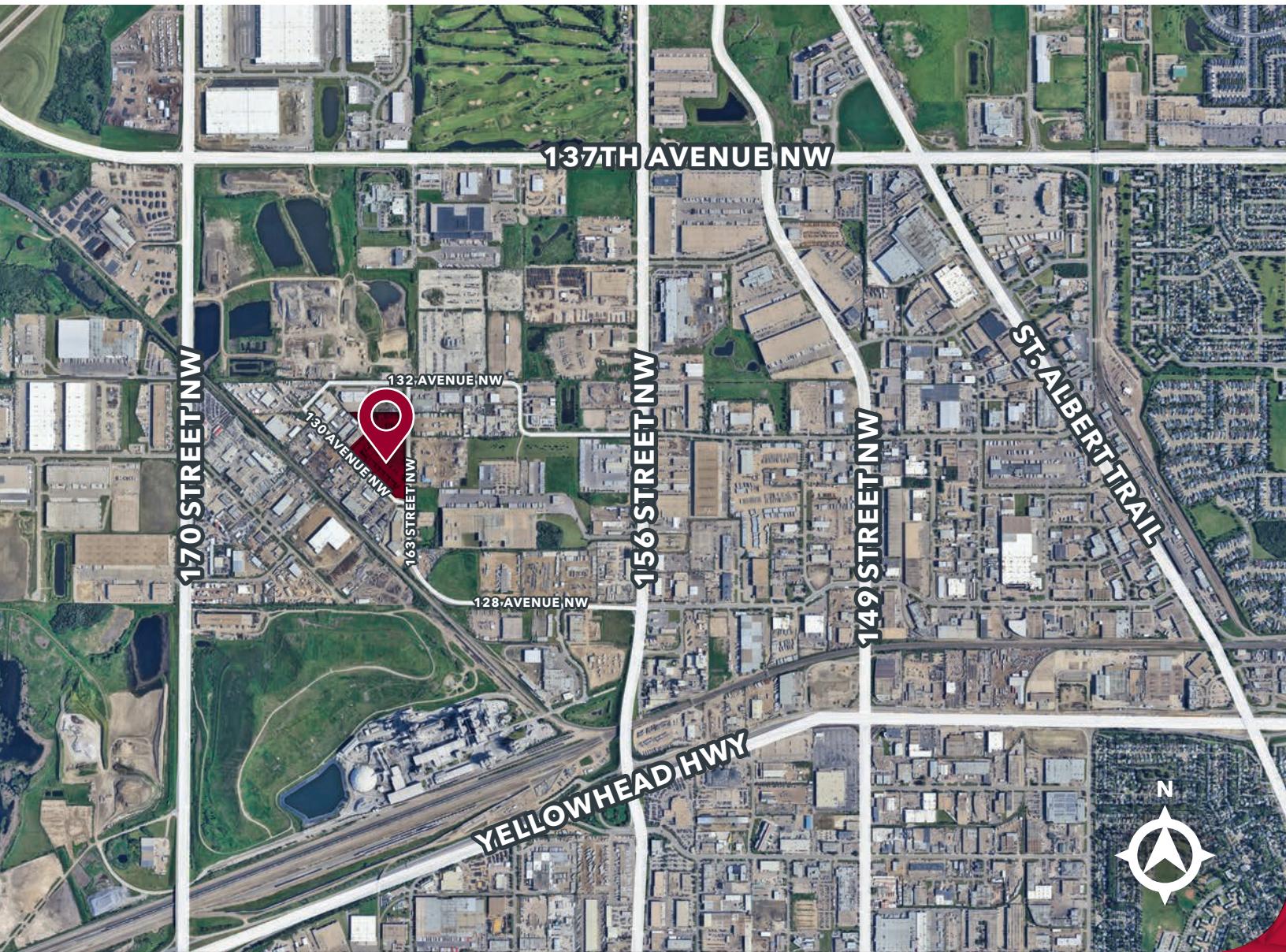
19 - 8' x 8' ramped dock doors  
 1 - 8' x 8' grade door

22 - 9' x 9' dock doors

# SITE PLAN



# LOCATION



## CONTACT US



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