

# 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**

**THOMAS ASHCROFT, SIOR**  
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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)



# 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: 42,033 sq. ft.

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:

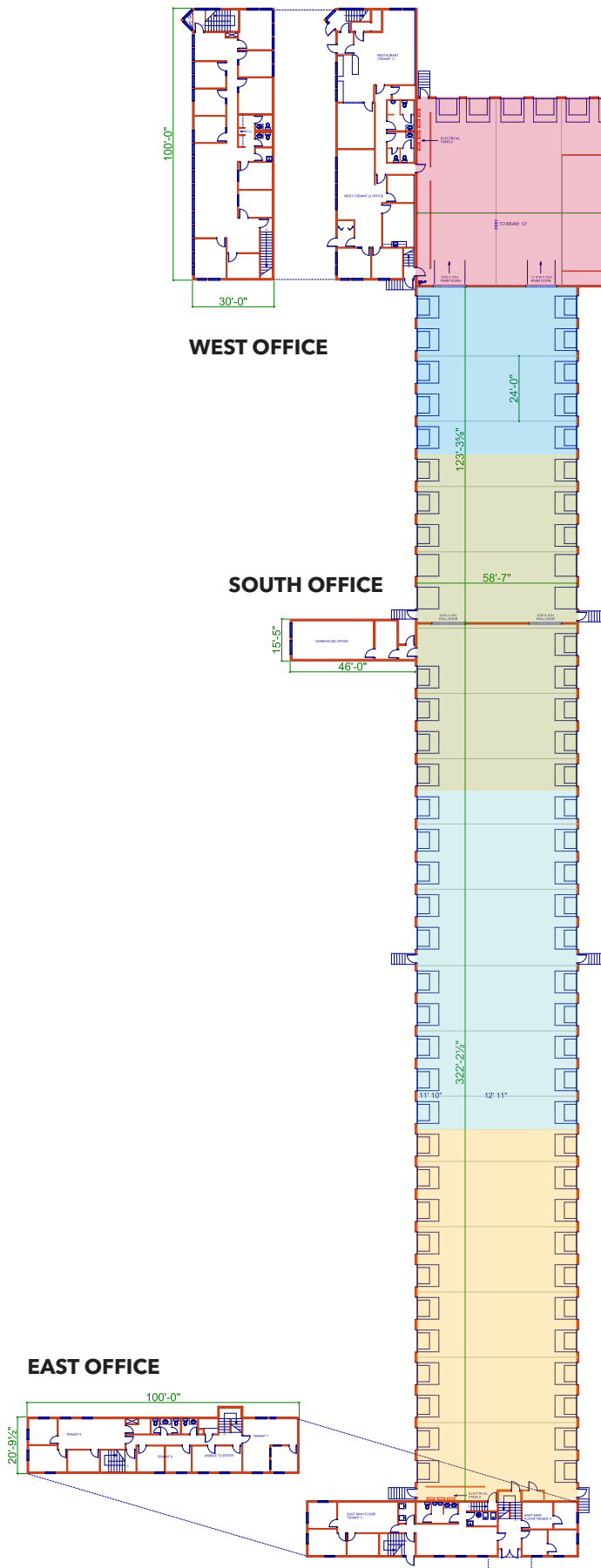
1974, with additions in 1986, 1997, & 2008



## COMMENTS:

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

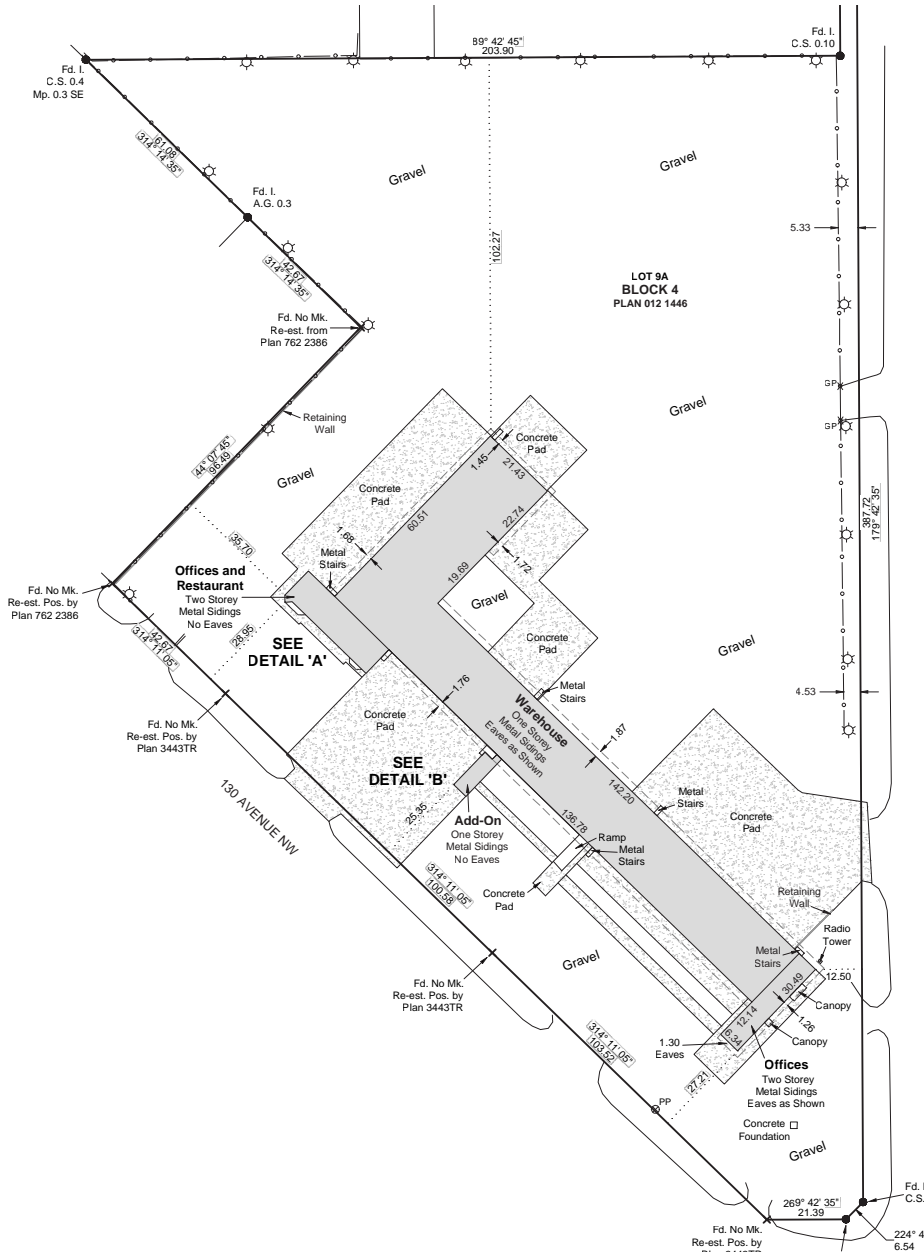
19 - 8'6" x 9'6" dock doors

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

22 - 9' x 9' dock doors

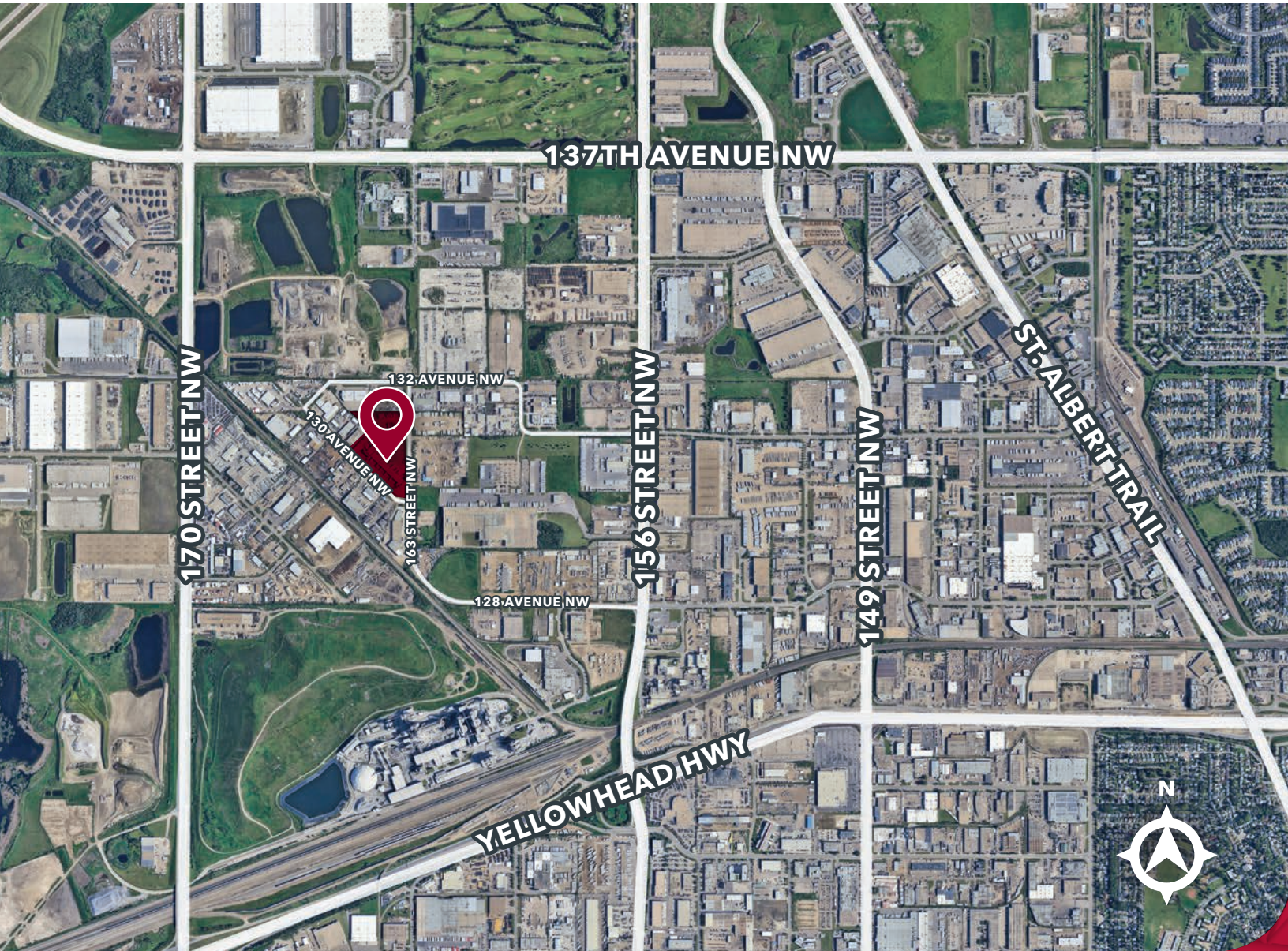


# SITE PLAN





# LOCATION



## CONTACT US



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