

REDUCED PRICE:  
~~\$13,475,000~~  
\$11,950,000 (\$181.00 PSF)

— FOR SALE —

**HIGH END DISTRIBUTION  
BUILDING WITH HEAVY  
POWER AND YARD**

1215 - 95 Street SW, Edmonton, AB

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## PROPERTY DETAILS

**Municipal Address:**  
1215 - 95 Street SW, Edmonton AB

**Legal Description:**  
Plan 0521382, Block 9, Lot 2

**Building Area:**  
Warehouse: 45,660 SF  
Showroom/Offices: 20,337 SF  

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Total Area: 65,997 SF

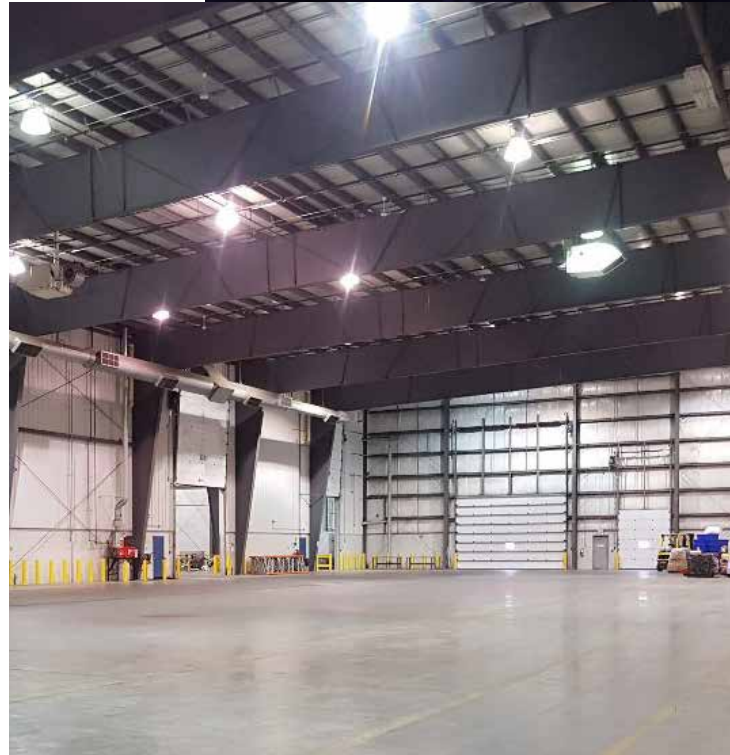
**Site Area:**  
2.99 acres  
- Security cameras throughout facility  
- Yard is fully paved, fenced and gated  
- Professionally landscaped and sprinklered

**Year Built:**  
2009

**Zoning:**  
EIB - Ellerslie Industrial Business

**Availability:**  
Immediately

**Taxes:**  
\$213,094.10 (2024)



**Purchase Price:**  
**\$11,950,000**  
(\$181.00psf).

## SHOWROOM/OFFICE SPECIFICATIONS

**Showroom/Office Area:**  
Main Floor: 9,000 SF  
Shipping/Receiving: 2,760 SF  
Second Floor: 8,577 SF  

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Total Area: 20,337 SF

**Main Floor Showroom/Offices:**  
- Award winning showroom with expansive floating ceilings & polished concrete floors  
- 7 private offices

**Shipping/Receiving:**  
- Designated area with 2 private offices

- Employee area with locker room, kitchen and eating facility

**Second Floor:**  
- 3 private offices and 6 workstations  
- Extra large boardroom with furniture  
- Kitchen with eating area, access to patio

**Patio Area:**  
- 2,700 SF outside seasonal patio area

**Additional Features:**  
- Furnishings are negotiable  
- New LED Motion Sensor LED lighting  
- 3 Storage Rooms  
- 2 Industrial High Pressure Washers

## WAREHOUSE SPECIFICATIONS

**Warehouse Area:**  
Warehouse Area 1: 22,500 SF  
Warehouse Area 2: 23,160 SF  

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Total Area: 45,660 SF

**Loading:**  
(2) 24' x 16' grade doors  
(1) 10' x 12' grade door  
Ability to add more doors including dock

**Ceiling Height:**  
32' clear

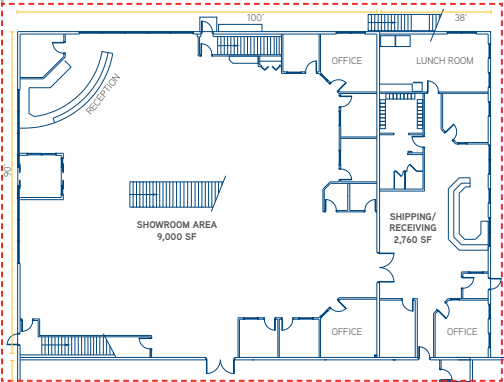
**Drainage:**  
135' sump/drainage system

**Flooring:**  
Heavy duty 8" to 12" concrete floors

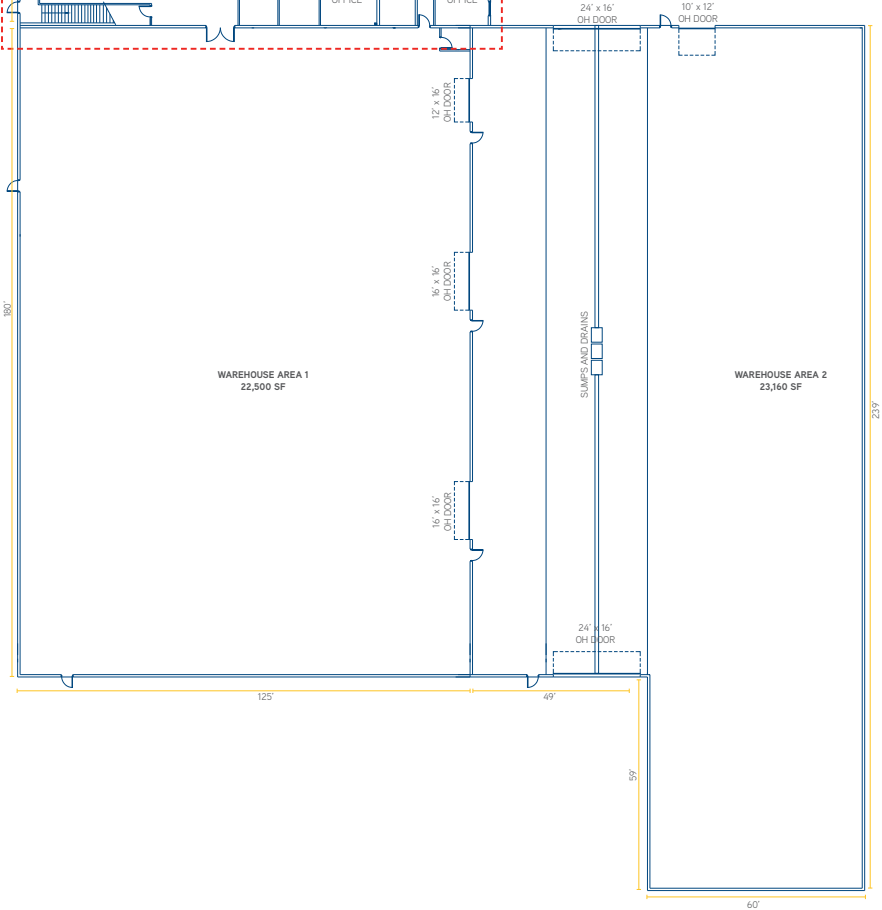
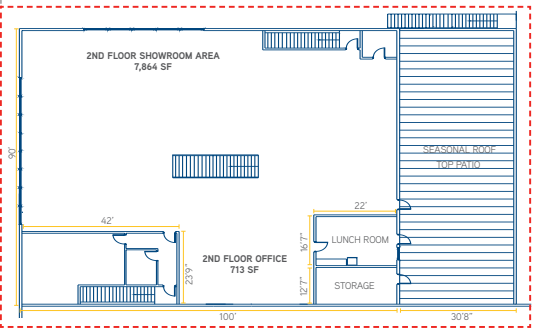
**Power:**  
600 amp, 600 volt, 3 phase  
(To be confirmed by Purchaser)

# FLOOR PLANS

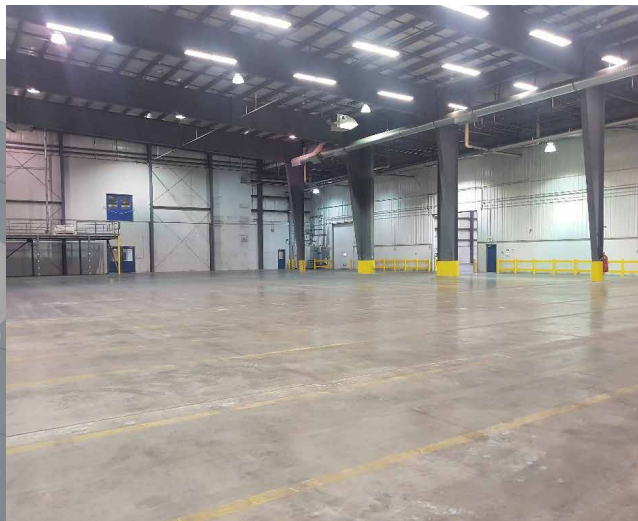
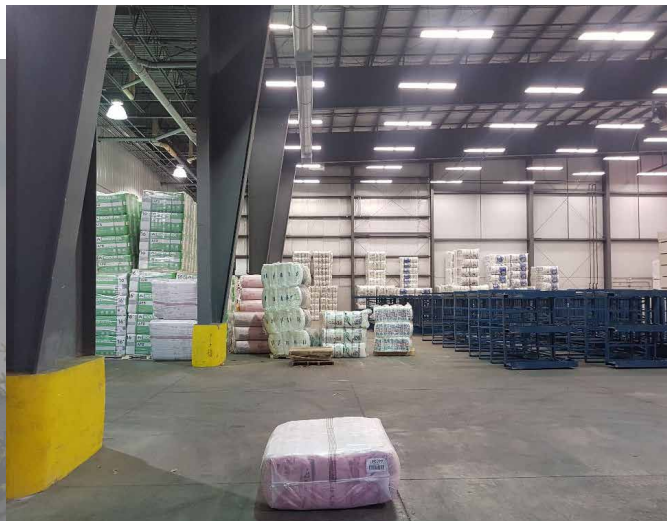
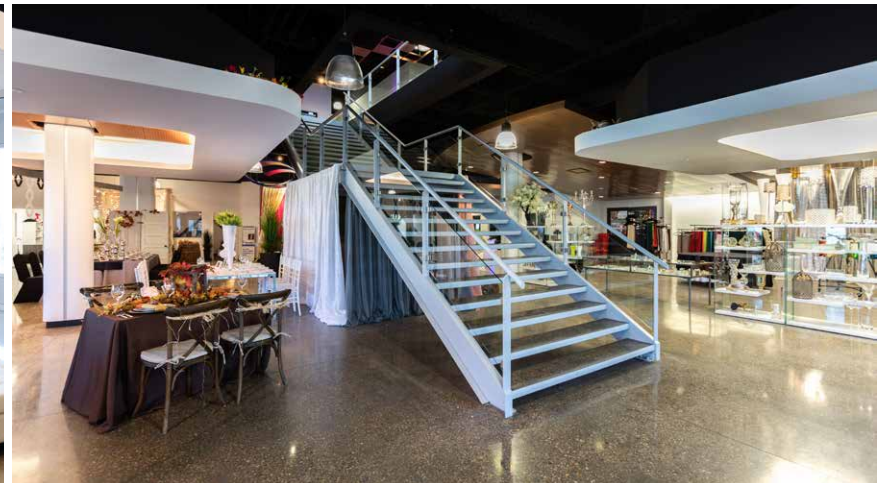
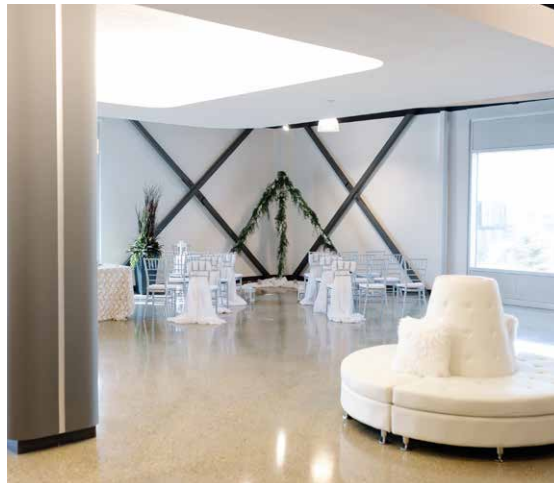
FIRST FLOOR



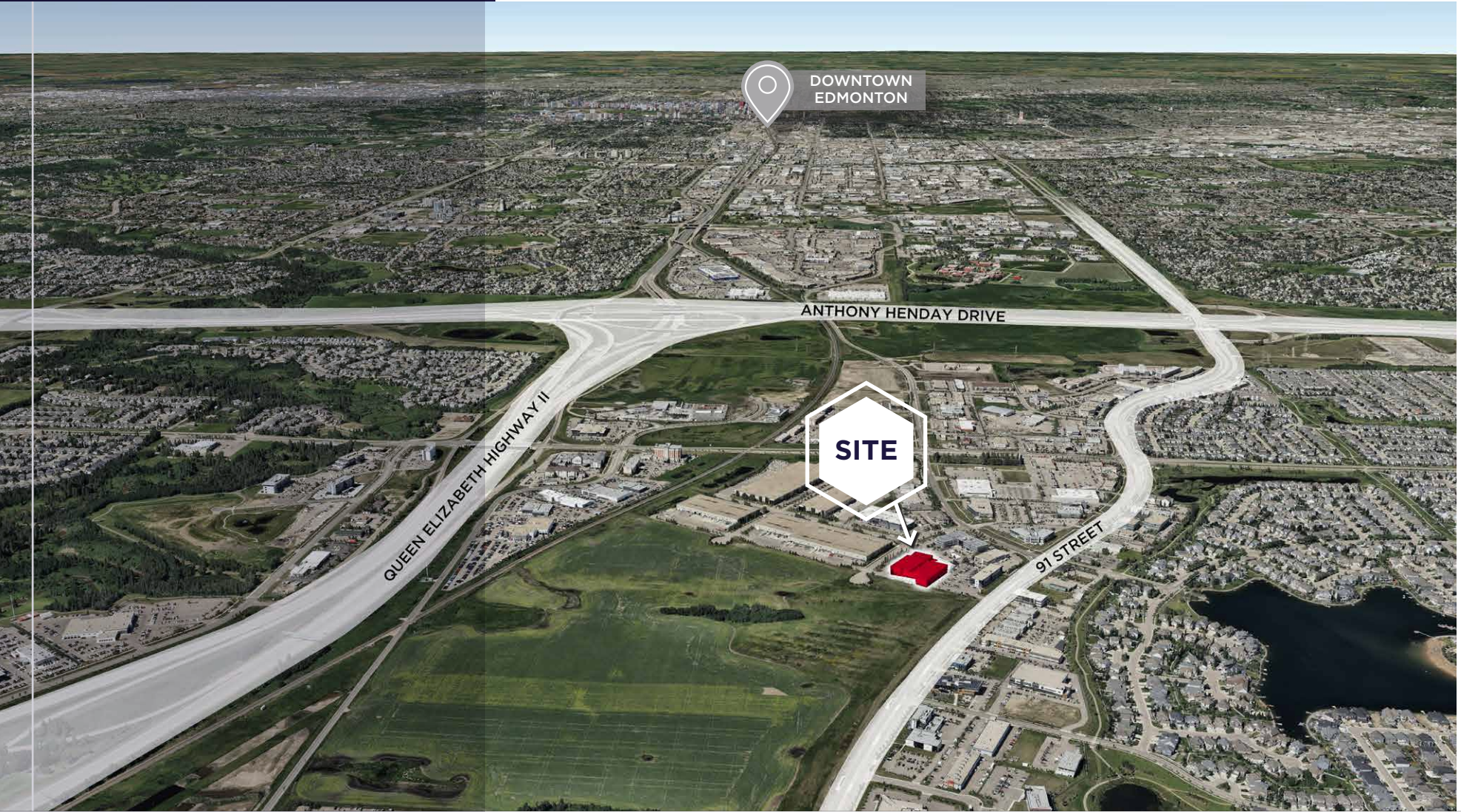
SECOND FLOOR



# INTERIOR PHOTOS



# AERIAL



## DEMOGRAPHICS



### POPULATION

| 1KM   | 3KM    | 5KM     |
|-------|--------|---------|
| 3,055 | 57,823 | 148,493 |



### AVERAGE INCOME

| 1KM       | 3KM       | 5KM       |
|-----------|-----------|-----------|
| \$218,189 | \$151,371 | \$140,349 |



### HOUSEHOLD

| 1KM | 3KM    | 5KM    |
|-----|--------|--------|
| 782 | 19,011 | 50,066 |



### VEHICLES PER DAY

|                                  |
|----------------------------------|
| 21,100 on 91 Street              |
| 94,280 on Queen Elizabeth Hwy II |
| 80,470 on Anthony Henday Dr.     |



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