



For Sale

## Freestanding Building

11303 163 Street | Edmonton, AB

±4,500 SF on 0.56 Acres

- Freestanding concrete block building
- Great exposure to 163rd Street
- Convenient access to the main arterials of 111th Ave and 118th Ave

For more information contact:

**Kent Simpson**

Vice President

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# Property Details

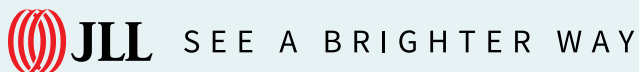
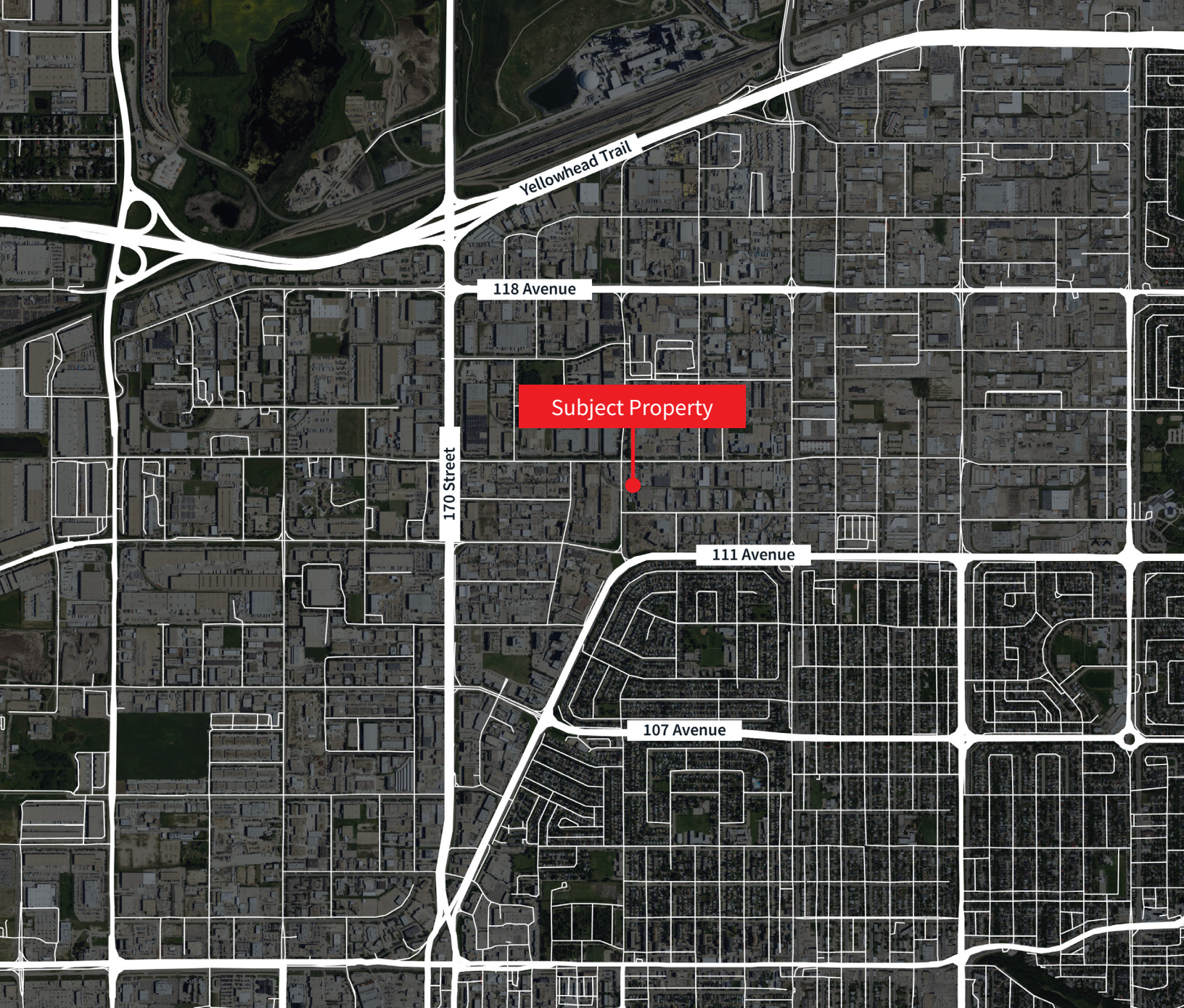
<b>Municipal Address</b>	11303 163 Street NW, Edmonton
<b>Legal Description</b>	Plan 987KS; Block 5; Lot 15
<b>Zoning</b>	Medium Industrial (IM)
<b>Building Size</b>	4,500 SF
<b>Site Size</b>	0.56 Acres
<b>Site Coverage Ratio</b>	18.00%
<b>Year Built</b>	1968
<b>Construction</b>	Concrete Block
<b>Building Dimensions</b>	~90' x 50'
<b>Power</b>	TBC (three-phase)
<b>Ceiling Height</b>	14'7" to underside of joist

<b>Heating</b>	Forced air unit heaters and radiant tube in the shop Forced air furnace in office
<b>Lighting</b>	LED in shop
<b>Loading</b>	Two (2) 12' x 14' grade loading doors
<b>Yard</b>	Predominately asphalt and crush along the perimeter
<b>Property Tax (2025)</b>	\$28,781.29 (2025)
<b>Sale Price</b>	\$1,300,000
<b>Occupancy</b>	Negotiable







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