



For Sale

# Warehouse Facility

3905 101 Street | Edmonton, AB

41,199 SF on 1.54 Acres

- 41,199 SF freestanding building available on a sale-leaseback with a December 31, 2027 lease expiry
- Great opportunity for an owner/user to close on the building and collect income from the current tenant while the purchaser plans their move/relocation
- Exceptional location off the main arterial of 99th Street and with easy access/egress to Whitemud Drive
- Corner site offering street parking and showroom opportunities

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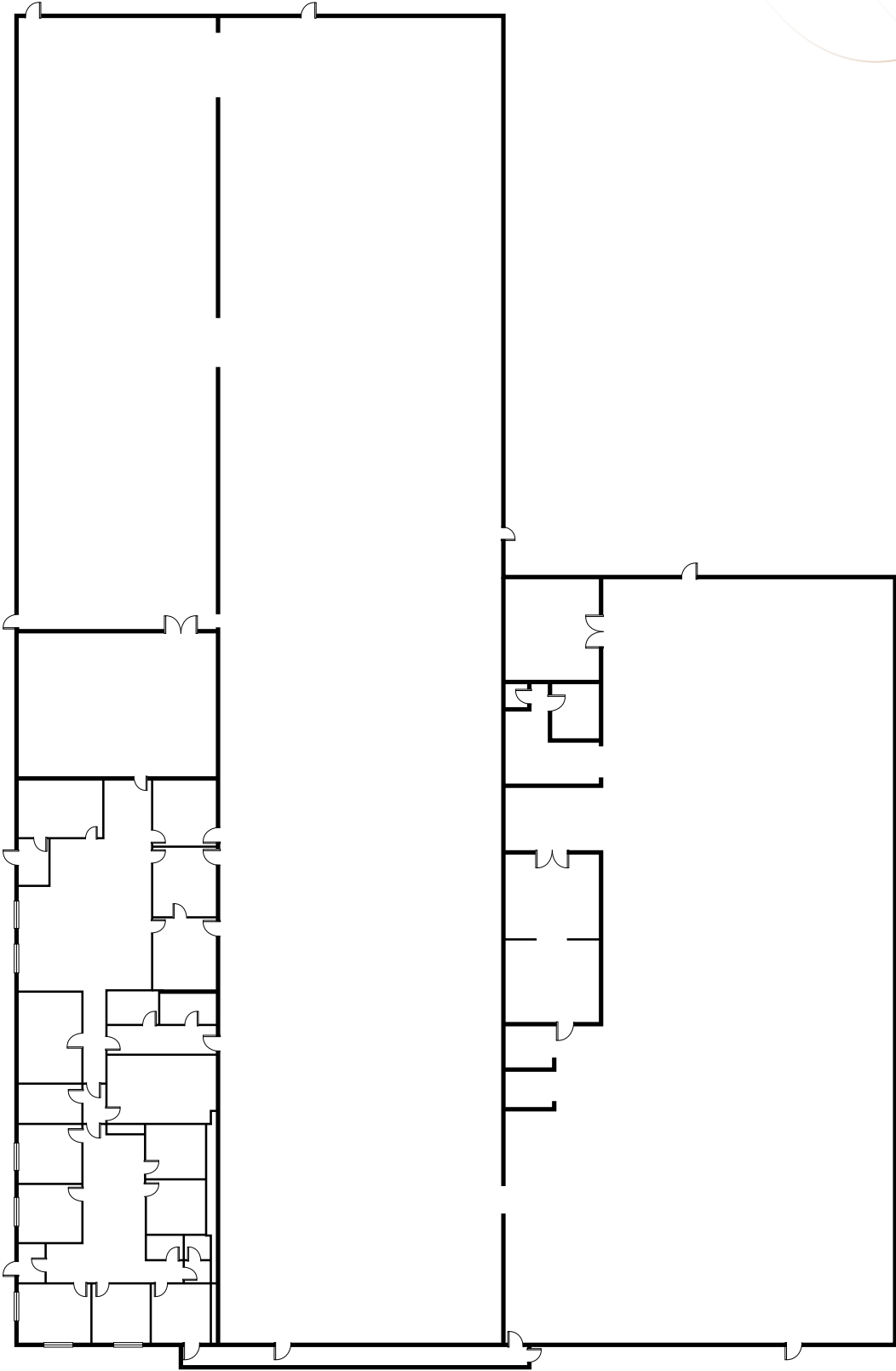
# Property Details

<b>Municipal Address</b>	3905 101 Street NW
<b>Legal Description</b>	4984NY;2;1B
<b>Zoning</b>	Business Employment (BE)
<b>Building Size</b>	41,199 SF
<b>Site Size</b>	1.54 Acres
<b>Year Built</b>	1969
<b>Construction</b>	Concrete block
<b>Power</b>	Three-phase, four wire, 225A/600V & 400A/240V (TBC by Purchaser)
<b>Ceiling Height</b>	21' - 35' in Warehouse
<b>HVAC</b>	Gas fired unit heaters in warehouse RTU for office
<b>Lighting</b>	TBD

<b>Sprinklered</b>	Sprinklered throughout.
<b>Loading</b>	3 Grade Doors (2) 14' x 14' (1) 8' x 10'
<b>Assessed Value (2026)</b>	\$4,722,500.00
<b>Property Tax (2026)</b>	\$138,210.09
<b>Sale Price</b>	\$4,350,000.00
<b>Sale Price (PSF)</b>	\$105.59
<b>Occupancy</b>	January 1, 2028
<b>Deal Terms</b>	The Vendor seeks a closed deal prior to year end 2026 with a lease-back until December 31, 2027.

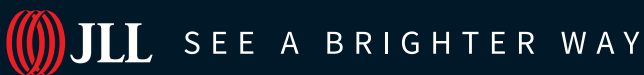
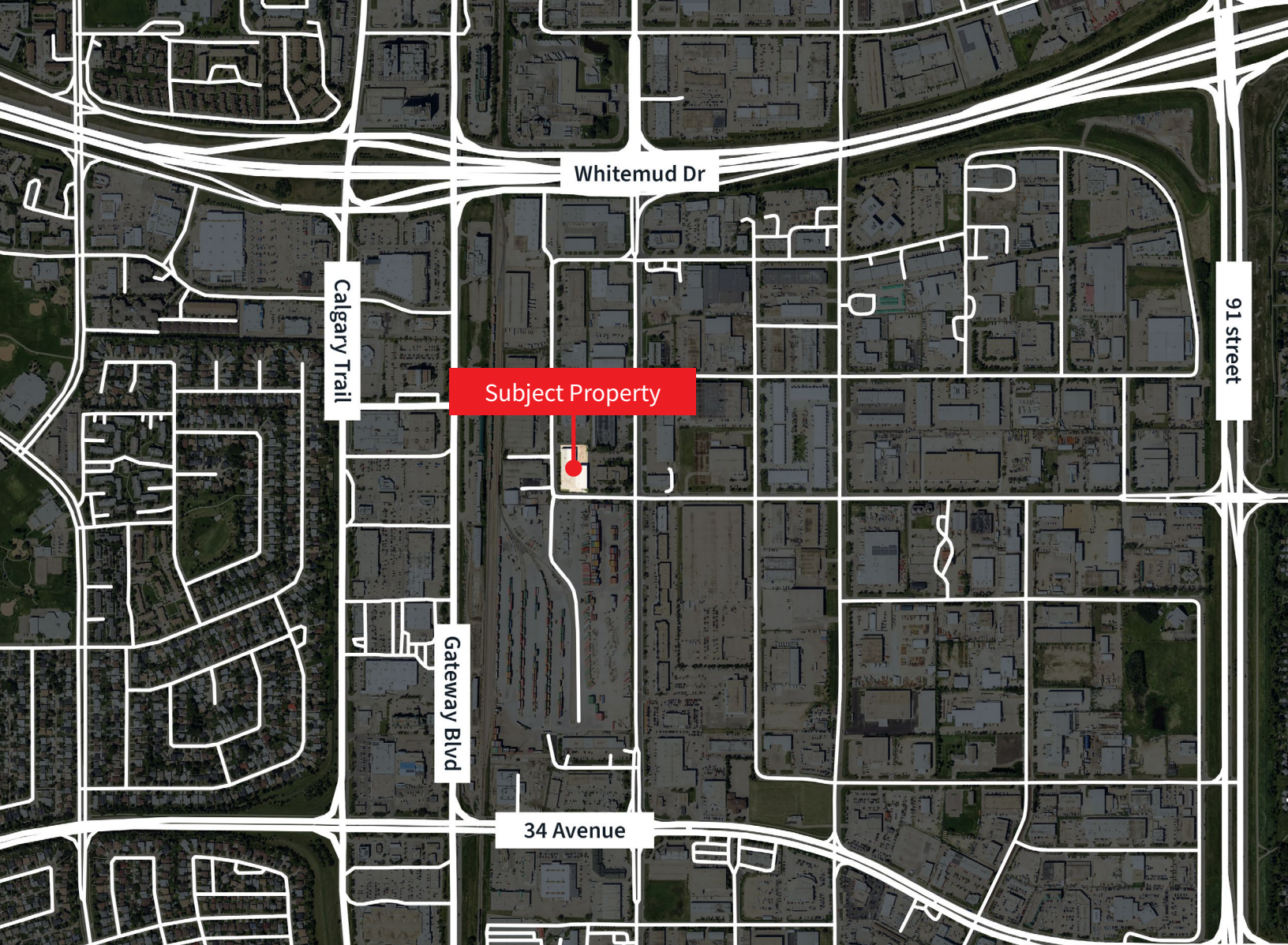
*\*TBC by Purchaser/Tenant*

# Floor plan



*\* Not drawn to scale, for representation purposes only*





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