

## \$2,750,000 - 15712 112 Avenue, Edmonton

MLS® #E4375562

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Sheffield Industrial, Edmonton, AB

18,869 sq.ft. comprised of 14,128 sq.ft.± main floor and 4,741 sq.ft.± second floor office, for a total main building size of 18,869 sq.ft.±. 760 sq.ft.± storage building included in sale. Fenced and secured parking lot or storage area. Recessed dock loading and three 12' x 12' grade loading doors. Second Floor was extensively renovated in 2015 and includes reception, 5 offices, boardroom, large bullpen area, lunchroom and washrooms. Has easy access to 156 Street and Yellowhead Trail and close proximity to public transportation. 3 phase industrial power (to be confirmed by buyer). Ceiling height of 14' - 16' clear span.

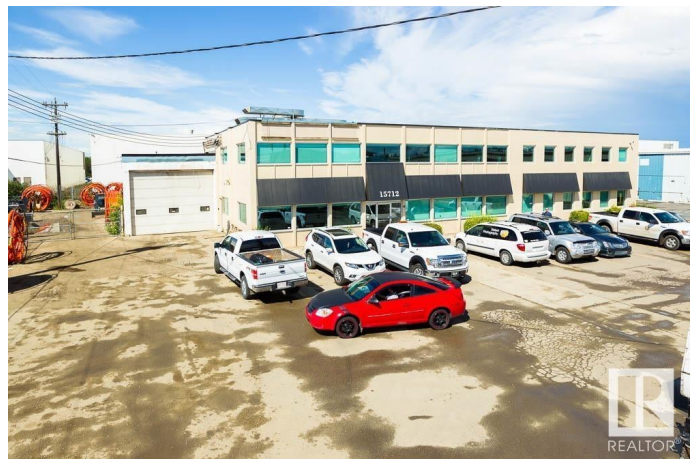
Built in 1962

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4375562    |
| Price      | \$2,750,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1962        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information

Address 15712 112 Avenue



|             |                      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Sheffield Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 2W1              |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2024 |
| Days on Market | 392             |
| Zoning         | Zone 40         |

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Listing information last updated on April 1st, 2025 at 7:47pm MDT