

FOR LEASE

8610 Yellowhead Trail,
Edmonton, Alberta



YELLOWHEAD BUILDING

REMAX Commercial Excel presents a prime investment opportunity in Edmonton, featuring a freestanding building on 0.43 acres with direct exposure to Yellowhead Trail.

Discover an exceptional opportunity with this remarkable property boasting direct exposure to the bustling Yellowhead Trail in Edmonton, Alberta, a vibrant cityscape at the heart of Canada's western province.

This prime location rests along the bustling Yellowhead Trail, a prominent arterial road that connects the city's diverse neighborhoods and provides swift access to various amenities and attractions. With it, easy access to Fort Road, Wayne Gretzky Drive, 97 Street, and the Anthony Henday, ensuring unparalleled accessibility throughout the city.

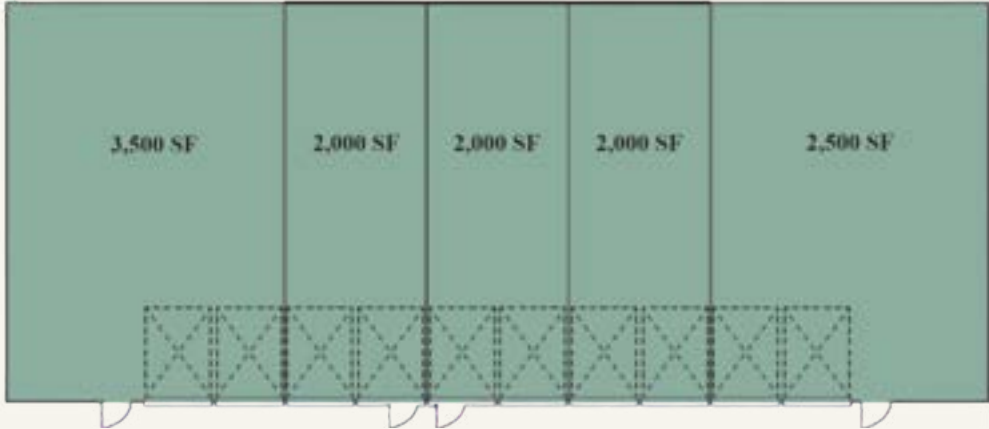
This expansive offering features a 12,000 square foot building perfectly positioned on a spacious 0.43-acre parcel of land. Nestled within a dynamic urban fabric, this address embodies convenience, with nearby shopping centers, dining establishments, and recreational venues, offering a seamless blend of urban living and accessibility.

Whether you're envisioning a vibrant retail space, a bustling office hub, or an innovative mixed-use development, this property's strategic location and generous dimensions provide a blank canvas for your aspirations. Capitalize on the prime positioning and let your vision thrive amidst the dynamic pulse of Edmonton's thriving landscape.

PROPERTY DETAILS

Legal Address	4278MC; 59A; 4
Building Area	12,000 SF
Land Area	0.43 Acres
Year Built	1962
Loading	Grade (12'x14')
Construction	Concrete
Sumps	Yes
Lighting	Metal Halogen
Property Taxes	\$31,080.32 (2023)
Sale Price	\$1,795,000

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CONTACT

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