

## \$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.

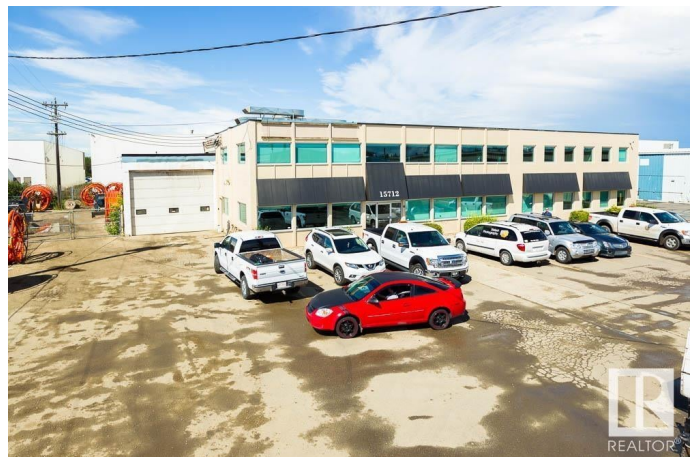
Built in 1962

### 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	397
Zoning	Zone 40

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 4:32am MDT