

## \$4,380,000 - 11433 154 Street, Edmonton

MLS® #E4417100

**\$4,380,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

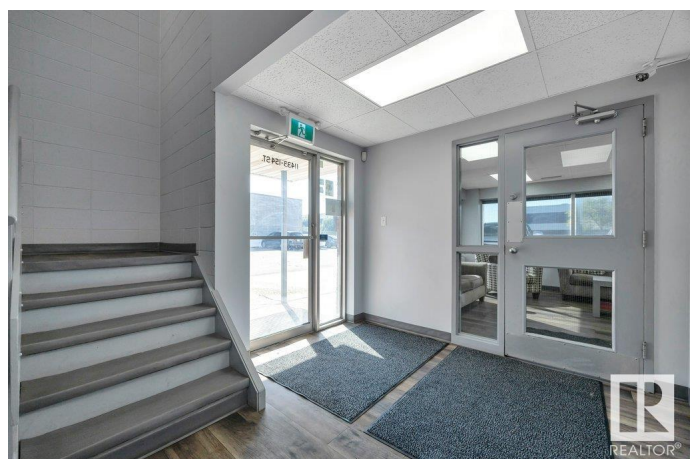
Garside Industrial, Edmonton, AB

Exceptional commercial property with a sprawling land size of 3.56 acres. Boasting a vast shop and office area spanning over 12,000.00 square feet. This property is equipped with a truck wash bay , four drive through truck repair bays and a bay for storage and parts. The shop area has 11, 14' overhead doors and epoxy coated floor. Makeup air system and has separate lines for compressed air, water and oil. The office area offers comfort with air conditioning, luxury vinyl plank flooring, ample windows, and soundproof separation from the shop. All the light fixtures in office, shop and yard are LED. An ideal space and location for a heavy duty truck repair business with additional revenue from a large truck wash bay, plus increase your profits even more by leasing semi truck owners large parking stalls!

Built in 1983

### Essential Information

MLS® #	E4417100
Price	\$4,380,000
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Industrial
Status	Active



**Community Information**

Address	11433 154 Street
Area	Edmonton
Subdivision	Garside Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3N7

**Exterior**

Exterior	Concrete, Mixed, Steel Frame
Construction	Concrete, Mixed, Steel Frame

**Additional Information**

Date Listed	January 6th, 2025
Days on Market	110
Zoning	Zone 40

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Listing information last updated on April 26th, 2025 at 2:32am MDT