

WHITEMUD INDUSTRIAL PARK



FOR SALE

5035 28 Street NW,
Edmonton, AB

Romi Sarna and Ian Fletcher

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MaxWell
Polaris
Commercial



ROMI SARNA
AND ASSOCIATES

■ Highlights

5035 28 ST NW

Edmonton, Alberta T6T1K6

MLS® Number: E4311484

Freestanding bareland industrial condos - fully customizable. Power, loading, mezzanine, yard. Up to 40' clear ceiling height. Expected completion of Sept 2023. Condo fee estimated at \$300-\$450/month. Single building of 6,130 SF +/- to 12,625 SF +/- or can be up to 75,750 +/- as it can be customized to clients needs. Up to 8 separate buildings available, or larger buildings as needed.



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■ Opportunity

Sale Price:	Market
Municipal:	5035 28 Street NW, Edmonton, AB
Condominium Plan:	To Be Determined
Zoning:	IL - Light Industrial
Sizes:	Footprint 5,005 SF - 10,350 SF Mezzanine 2,500 or Larger As Purchaser Requires
Column Spacing Width:	50' - 55'
Clear Height:	40'
Loading Door:	One Dock Loading, Additional As Purchaser Requires
Bareland Condo Fee:	Est. \$300-\$450/month
Power:	As Purchaser Requires
Lighting:	LED
Heating / Cooling:	As Purchaser Requires
Floor Drains / Sumps:	As Purchaser Requires

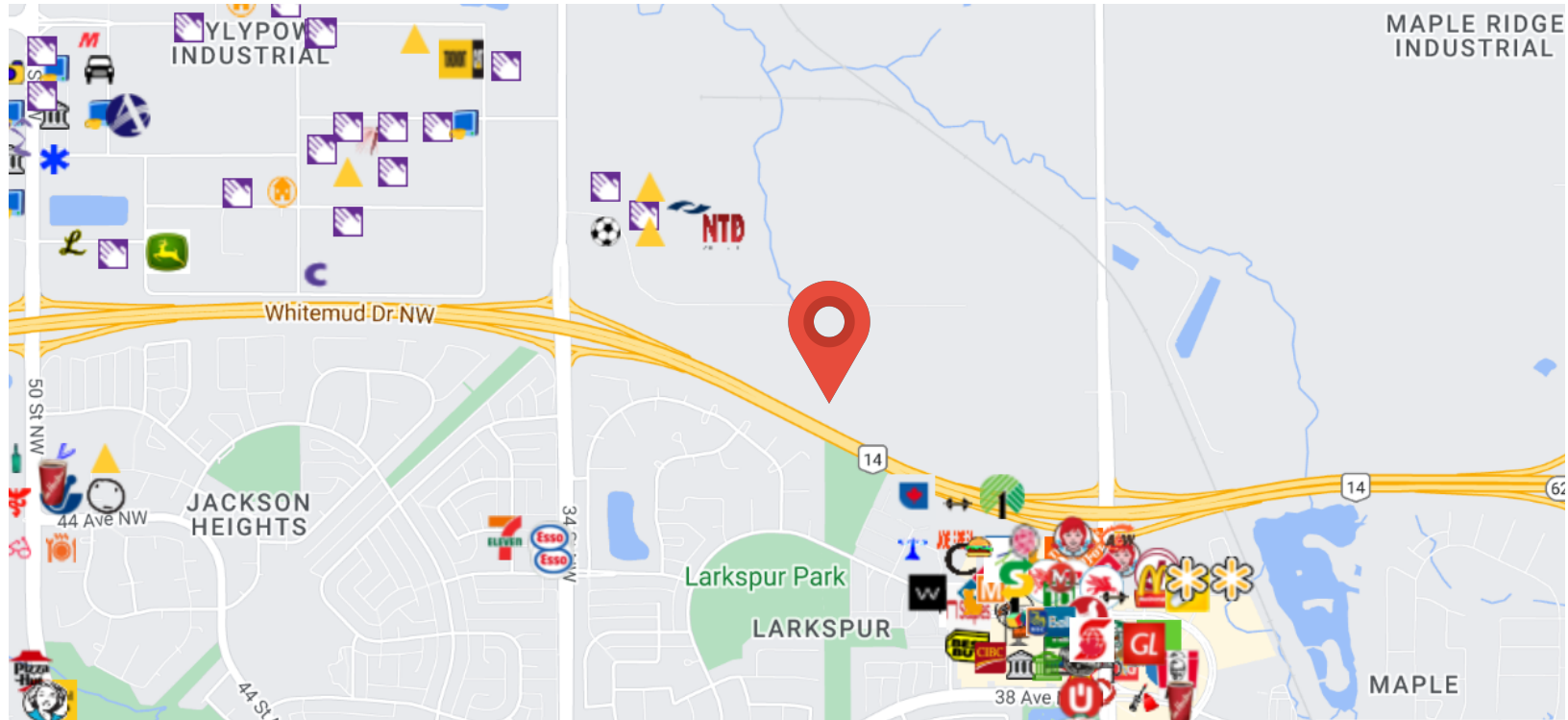


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Romi Sarna & Ian Fletcher The logo for MaxWell Commercial, featuring the word 'MaxWell' in white on a red oval background, with 'Commercial' in red below it.

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Location



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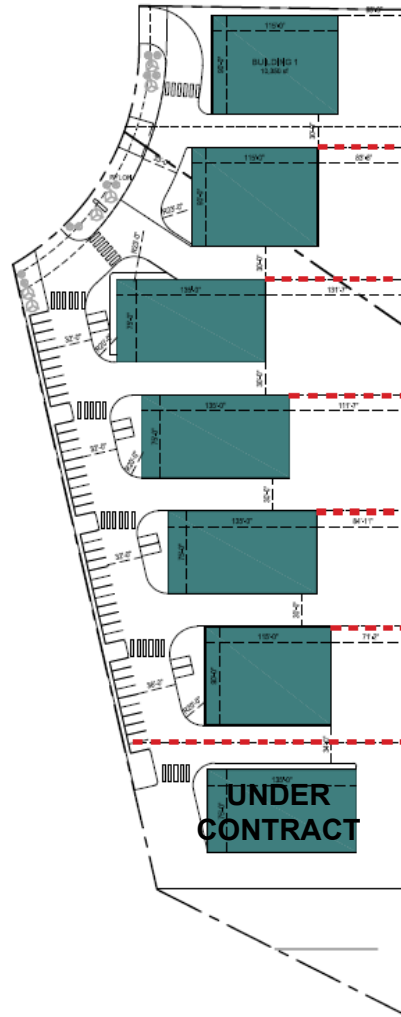
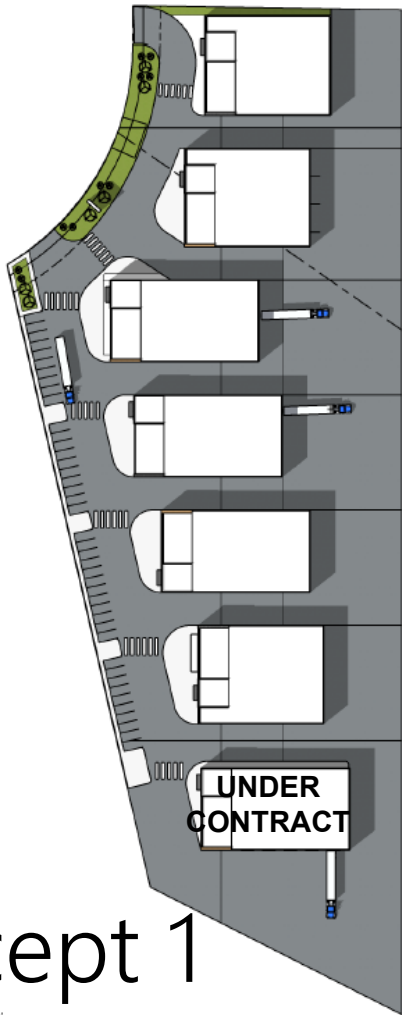


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BUILDING 1
AREA: 10,350
LOT: 0.54 ACRES

BUILDING 2
AREA: 10,350
LOT: 0.55 ACRES

BUILDING 3
AREA: 10,125
LOT: 0.64 ACRES

BUILDING 4
AREA: 10,125
LOT: 0.61

BUILDING 5
AREA: 10,125
LOT: 0.56

BUILDING 6
AREA: 10,350
LOT: 0.57

BUILDING 7
AREA: 10,125
LOT: 0.93 ACRES

Concept 1



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Concept 2



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Income

	5 km	10 km
Avg Household Income	\$113,638	\$108,994
Median Household Income	\$88,969	\$83,332
Per Capita Income	\$36,976	\$41,891
Aggregate Household Expenditure	\$3.4B	\$15.1B
Average Household Expenditure	\$102,859	\$99,815

Population By Occupation

	5 km	10 km
Art, Culture, Recreation, Sport	855	5,711
Business, Finance, Administrative	8,399	33,628
Health	3,906	15,829
Natural & Applied Sciences	4,326	18,436
Primary Industry	995	3,837
Processing, Manufacturing, Utilities	2,299	7,070
Sales & Service	14,316	49,461
Social Science, Education, Government, Rel...	4,432	24,409
Trades, Transportation, Equipment Operations	12,837	40,806

Traffic Counts



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