

# \$2,200,000 - 504 65 Avenue Nw, Edmonton

MLS® #A2150064

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.99 Acres

Maple Ridge Industrial, Edmonton, Alberta

Prime Industrial Property in Maple Ridge  
Situating on approximately 3 acres in the Maple Ridge Industrial area, this property offers unparalleled access and convenience. The site is situated on a loop which allows two entry/exit gates, enabling efficient drive-through capabilities for seamless operations.

Renovated Office Building

â€¢ Modern Facilities: Recently renovated, the office building includes multiple offices, staff area, kitchen, and two washrooms, ensuring comfort and convenience for you and your team.

â€¢ Secure Parking: Dedicated and fenced employee parking provides security and ease of access.

Strategic Location

â€¢ Excellent Connectivity: The property boasts easy access to major highways, including Anthony Henday Drive, Whitemud Drive, Sherwood Park Freeway, and 17 Street, facilitating smooth logistics and transportation.

Versatile Garage Space

â€¢ Ample Storage: Attached to the office building is an approximately (23x44) 1,000 sq. ft. recently painted garage, equipped with heating for all your storage needs.

â€¢ Additional Parking: The large outside garage pad can accommodate up to 4 vehicles, providing extra parking for owners and employees.

Income-Generating Potential

â€¢ Current Revenue: The property currently



rents out 15-20 semi-truck parking spaces on a month-to-month basis, offering additional income.

â€¢ Expansion Opportunity: With the capacity to park 50-70 semi-trucks on site, there is significant potential for increased revenue. This property is ideal for businesses or owner/user seeking a well-connected, versatile, and income-generating industrial space. Don't miss the opportunity to capitalize on this prime location.

**Essential Information**

MLS® #	A2150064
Price	\$2,200,000
Bathrooms	0.00
Acres	2.99
Type	Land
Sub-Type	Industrial Land
Status	Active

**Community Information**

Address	504 65 Avenue Nw
Subdivision	Maple Ridge Industrial
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6P 1S8

**Exterior**

Lot Description	Level, See Remarks, Treed
-----------------	---------------------------

**Additional Information**

Date Listed	July 17th, 2024
Days on Market	274
Zoning	DC1

**Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.