

# \$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
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**Additional Information**

Date Listed	July 17th, 2024
Days on Market	279
Zoning	DC1

**Listing Details**

Listing Office	RE/MAX Complete Realty
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