

# Grade Loading Industrial Condo

20131 & 20135 - 106<sup>th</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

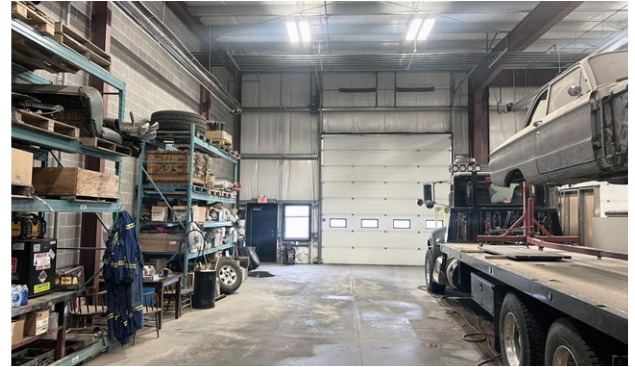
4,200 SF Available September 1, 2026



# The Opportunity

4,200 sq. ft. industrial condo located in Winterburn. Easy access to Stony Plain Road and Anthony Henday Drive via Winterburn Road. The condo features a clear span warehouse and a paved and fenced yard space.

Legal Address	Condominium Plan 1422927; Units 5 & 6
Zoning	IM - Medium Industrial
Year Built	2013
Available Area	4,200 sq. ft.
Loading	(2) 16' x 16' power doors
Bay Dimensions	60' x 70'
Heating	Radiant
Lighting	Fluorescent
Ceiling Height	20' clear
Power	225 amp, 120/180 volt, 3-phase <i>*To be confirmed</i>
Sumps	Yes
Yard	Paved & fenced
Op Costs (2026)	\$7.16 per sq. ft. / annum
Lease Rate	\$12.00 per sq. ft. / annum
Available	September 1, 2026



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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