

Offered at
\$2,249,000

Listing ID 4548826

FOR SALE

5130 52 Avenue

BRUDERHEIM, ALBERTA

DANNY TCHIR, REALTOR®

101-37 Athabasca Ave, Sherwood Park, Alberta

Direct: 780-490-9373 Office: (780) 464-7700

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Property Details

Positioned within Alberta's premier Industrial Heartland, this versatile 7.08-acre commercial property offers a total of 14,679 sq. ft. of combined office, shop, warehouse, garage, and storage space. Designed for high-volume operations, the site features extensive fenced, graveled, and secured yard compounds with dual access points off 52 Avenue and full municipal utility servicing.

An exceptional opportunity for an owner-user seeking operational space with built-in cash flow, the property features flexible, in-place tenant leases running through 2027. The adaptable site layout easily accommodates a wide variety of industrial uses, including trucking, heavy equipment storage, construction operations, fabrication, and equipment servicing.

Property Highlights

- ✓ Offered at: \$2,249,000
- ✓ Property Type: Industrial/Commercial
- ✓ Zoning: Industrial
- ✓ Unit Size: 7.08 Acres/14,679 sq. ft.
- ✓ Of Note: Full Municipal Services, Dual Access, Existing Leases through 2027



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Key Building Highlights

- ✓ Private offices and restrooms. Lunch rooms in mechanical shop (currently leased) and in each industrial warehouse/shop bay
- ✓ Ready-to-use shop and heated mechanical space
- ✓ Proposed Uses: Industrial, Commercial, Office, Auto Repair, Auto Salvage Facility, Cement/Gravel Plant, Contractor Storage Yard, Industrial Park, Lumberyard, Self-Storage, Truck Stop, Truck Terminal, Warehouse, AG Services/Agricultural Implement Sales & Service, Oilfield Service, Industrial Services



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**EXCEPTIONAL SERVICE
OPTIMAL RESULTS
HERE FOR YOU!**



**CONTACT
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The information contained herein is believed to be accurate; however, the buyer and the buyer's agent are responsible for verifying all details, including measurements and stated areas.