



**GRASSROOTS**  
REALTY GROUP

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12803,12807,12809,12811 56 Street NW  
Edmonton, Alberta

MLS # A2324412



**\$1,700,000**

<b>Division:</b>	Kennedale Industrial
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Repair-Specialty,Auto Service
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	10,050 sq.ft.
<b>Zoning:</b>	IM

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.37 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Exceptional investment and could be owner-user opportunity! This well-maintained multi-tenant industrial property offers approximately 10,050 sq. ft. across four bays, providing flexibility for a variety of industrial and commercial uses. The building features spacious warehouse areas, 16-foot steel overhead doors, mezzanine storage, and functional layouts designed for efficient operations. Currently occupied by a well-established automotive repair business, this property is ideally located just minutes from 50 Street and Yellowhead Trail (Highway 16), offering excellent access for transportation, logistics, and industrial businesses. Situated on multiple titled lots (12803&ndash;12811 56 Street NW), this is a rare opportunity to acquire a versatile industrial asset in a high-demand industrial corridor. Ideal for investors seeking stable income or owner-occupiers looking to expand their business in a prime Edmonton location.