

# \$4,380,000 - 11433 154 Street, Edmonton

MLS® #E4417100

**\$4,380,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

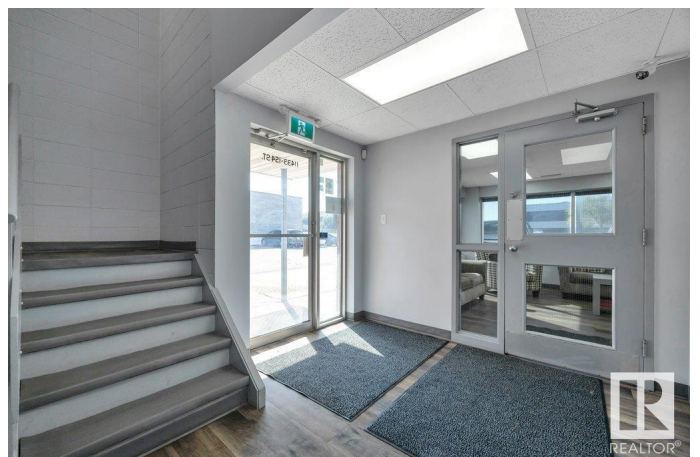
Garside Industrial, Edmonton, AB

Exceptional commercial property with a sprawling land size of 3.56 acres. Boasting a vast shop and office area spanning over 12,000.00 square feet. This property is equipped with a truck wash bay , four drive through truck repair bays and a bay for storage and parts. The shop area has 11, 14' overhead doors and epoxy coated floor. Makeup air system and has separate lines for compressed air, water and oil. The office area offers comfort with air conditioning, luxury vinyl plank flooring, ample windows, and soundproof separation from the shop. All the light fixtures in office, shop and yard are LED. An ideal space and location for a heavy duty truck repair business with additional revenue from a large truck wash bay, plus increase your profits even more by leasing semi truck owners large parking stalls!

Built in 1983

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4417100    |
| Price      | \$4,380,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1983        |
| Type       | Industrial  |
| Status     | Active      |



## Community Information

Address 11433 154 Street  
Area Edmonton  
Subdivision Garside Industrial  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5M 3N7

## Exterior

Exterior Concrete, Mixed, Steel Frame  
Construction Concrete, Mixed, Steel Frame

## Additional Information

Date Listed January 6th, 2025  
Days on Market 94  
Zoning Zone 40

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Listing information last updated on April 10th, 2025 at 12:47am MDT