

# \$2,482,785 - Unit 1, 2803 50 Avenue, Edmonton

MLS® #A2154545

**\$2,482,785**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southeast Industrial, Edmonton, Alberta

Welcome to Edmonton's cutting-edge industrial development is situated on Whitemud Drive between 34th Street and 17th Street.

Uncompromising quality, the WIC is built with the highest quality precast concrete available in North America. K&H Developments and their construction partner Eagle Builders oversee every aspect of the project, including design, manufacturing, and construction, ensuring top-notch quality at every step. Investing in leading energy efficiencies, the WIC surpasses industry standards, meeting the NECB Tier 2 energy efficiency standard. Meaning it goes above baseline code requirements by an impressive 25%, promoting energy-conscious operations which translates to lower operating costs and more sustainable operations for owners. Designed to fit any business needs with versatile features including overhead doors and 19'™ concrete aprons at grade doors, providing superior accessibility for smooth logistics and operations. Ability to create a truly elevated space, the 'mezzanine'™ is more than just a mezzanine; it can be considered a second floor. This versatile space offers a range of possibilities, from additional storage to customized office or workspace solutions. Unit 1 - 9,369 SF, Unit 2 - 9,870 SF, Unit 3 - 8,770 SF, Unit 4 - 8,770 SF, Unit 5 - 9,868 SF, Unit 6 - 9,252 SF, Unit 7 - 8,848 SF, Unit 9 - 9,250 SF, Unit 10 - 8,770 SF, Unit 11 - 8,156 SF



Built in 2024

Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2154545    |
| Price      | \$2,482,785 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2024        |
| Type       | Commercial  |
| Sub-Type   | Warehouse   |
| Status     | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | Unit 1, 2803 50 Avenue |
| Subdivision | Southeast Industrial   |
| City        | Edmonton               |
| County      | Edmonton               |
| Province    | Alberta                |
| Postal Code | T6H 0J5                |

Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | August 21st, 2024        |
| Days on Market | 267                      |
| Zoning         | BE - Business Employment |

Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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