

## \$2,100,000 - 20103 110 Avenue, Edmonton

MLS® #E4404452

**\$2,100,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Winterburn Industrial Area East, Edmonton,  
AB

Exceptional Industrial property with fast access to Henday in Winterburn East. IM Zoned, potentially perfect for transportation, distribution, oil field, autobody / repair, hauling, storage, manufacturing, construction, servicing / testing, cannabis production / distribution & more. MAIN BUILDING: 8124 ft2 main floor includes 5680 ft2 industrial space with radiant heat & multiple sumps. Over 2400 ft2 of office space (w forced air). Over 1220 ft2 mezzanine (storage / low ceiling not included in total ft2). The 8 grade doors are: 3 @ 12'6"h x 12'w (1 with hydraulic lift) with a max ceiling height of 13'11", and estimated clear height of 12', and 5 @ 13'11"h x 11'11"w; max ceiling height is 15'11", estimated clear height of 14'6". HEATED & INSULATED QUONSET is 4,618 ft2, (exterior) with forced air heat. Exterior shell is 19" (+/-) wide / 4000 ft2 (+/-) interior. It's 4 grade doors are 13'11"h x 11'11"w. Max interior center ceiling height of 27'3". Yard has large paved and gravel areas.

Built in 1997

### Essential Information

MLS® #	E4404452
Price	\$2,100,000
Bathrooms	0.00



Acres	0.00
Year Built	1997
Type	Industrial
Status	Active

### Community Information

Address	20103 110 Avenue
Area	Edmonton
Subdivision	Winterburn Industrial Area East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 1X7

### Exterior

Exterior	Metal, Wood Frame, See Remarks
Roof	Metal Shingles, See Remarks
Construction	Metal, Wood Frame, See Remarks

### Additional Information

Date Listed	September 1st, 2024
Days on Market	236
Zoning	Zone 59

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Listing information last updated on April 25th, 2025 at 12:02am MDT