

GEM Steel Shop

9060 - 24th Street
Edmonton, Alberta
www.cbre.ca

19,349 SF on 2.60 Acres | 44-ton, 20-ton, 10-ton and 2-ton Cranes



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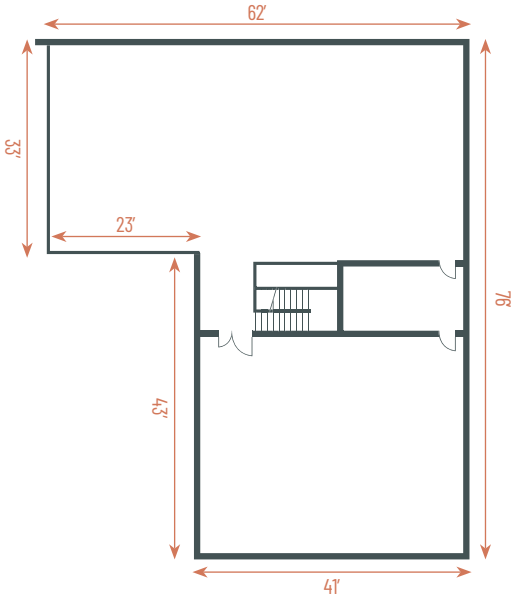
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This rare freestanding building offers a highly functional industrial site in one of southeast Edmonton's most sought-after submarkets. The property features a secure, graveled, and fully fenced yard, complemented by excellent access to both Sherwood Park Freeway and Anthony Henday Drive. The building is equipped with heavy cranes with exceptional under-hook clear heights, and a versatile site layout that supports drive-around capabilities. This offering represents a rare opportunity to secure a building and site of this scale in a high-demand location. Located within Strathcona County, the asset benefits from significantly lower property taxes and operating costs compared to the City of Edmonton, providing a compelling cost advantage while still being located within the Anthony Henday ring road.

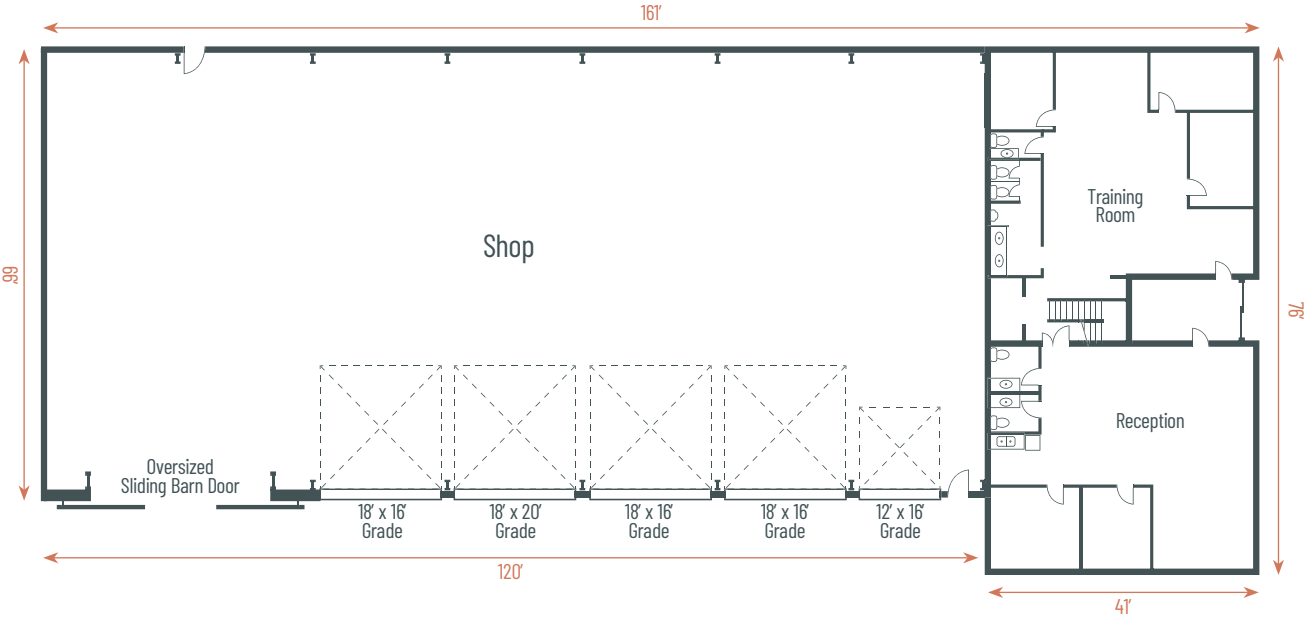
Legal Address	Plan 8721847; Block 5; Lot 6		
Zoning	IM - Medium Industrial		
Year Built	2002, addition in 2008		
Site Size	2.60 Acres		
Available Area	Main Floor:	16,125 sq. ft.	
	Second Floor:	3,224 sq. ft.	
	Total:	19,349 sq. ft.	
Grade Loading	(1) 12' x 16' (3) 18' x 16' (1) 18' x 20' (1) Oversized sliding barn door		
Construction	Pre-engineered steel		
Building Depth	66'		
Ceiling Height	31'4" clear in east warehouse 50'2" clear in west warehouse		

Power	To be determined
Heating	In-floor heating in warehouse HVAC in office
Make-Up Air	Yes
Lighting	LED in warehouse Fluorescent in office
Parking	Surface
Cranes	(1) 2-ton under mezzanine (1) 10-ton, 26' underhook (1) 20-ton, 26' underhook (1) 44-ton, 39' underhook
Yard	Fenced & graveled
Taxes (2026)	\$57,599.44
Sale Price	\$4,350,000
Available	60 days notice

Second Floor



Main Floor





Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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