

## \$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 | 289                 |
| Zoning         | Zone 59             |

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Listing information last updated on June 16th, 2025 at 9:31pm MDT