

# \$2,995,000 - 10353 60 Avenue, Edmonton

MLS® #E4427417

**\$2,995,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Calgary Trail North, Edmonton, AB

Three freestanding industrial buildings totaling 13,572 sq. ft. on a 21,510 sq. ft. (0.49 acre) site. The property includes 3 buildings: Building 1 (10351): 6,600 sq. ft.; Building 2 (10353): 5,712 sq. ft.; Building 3: 1,200 sq. ft. Buildings 1 & 2 were originally built in 1954, with additions to Building 2 completed in 2000. Building 3 was added in 2009. Building 1 features include 13 grade-level overhead doors, a warehouse paint booth, and recent upgrades such as vinyl plank flooring, slat wall paneling, LED lighting, and fresh paint.

Built in 1954



## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4427417    |
| Price      | \$2,995,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1954        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10353 60 Avenue     |
| Area        | Edmonton            |
| Subdivision | Calgary Trail North |
| City        | Edmonton            |

County ALBERTA  
Province AB  
Postal Code T6H 1H1

**Exterior**

Exterior Mixed  
Construction Mixed

**Additional Information**

Date Listed March 25th, 2025  
Days on Market 9  
Zoning Zone 41



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Listing information last updated on April 3rd, 2025 at 2:47pm MDT

