

\$9,500,000 - 10661 231 Street, Edmonton

MLS® #E4463407

\$9,500,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Winterburn Industrial Area West, Edmonton,
AB

Exceptional 16.94-acre industrial property located in Acheson, within the City of Edmonton limits. The site offers paved access, a gated and fully fenced yard, and excellent functionality zoned Medium Industrial. The main shop, built in 2007, spans 15,076 sq ft and features radiant heat, 480V power, five overhead doors, office, and mezzanine space. A second 4,856 sq ft steel-frame shop serves as a dedicated wash bay, complete with steel floor plating, catch basin, spray-foam insulation, and four overhead doors. The 2,417 sq ft office building (2018) includes three offices, two bathrooms, kitchenette, reception, and conference room. The site is equipped with a fire water hold tank exceeding city requirements. With only 3% site coverage, there is significant room for future development and/or storage. All buildings are in excellent condition—an ideal turnkey site.

Built in 2007

Essential Information

MLS® #	E4463407
Price	\$9,500,000
Bathrooms	0.00
Acres	0.00
Year Built	2007



Type	Industrial
Status	Active

Community Information

Address	10661 231 Street
Area	Edmonton
Subdivision	Winterburn Industrial Area West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2C5

Exterior

Exterior	See Remarks
Construction	See Remarks

Additional Information

Date Listed	October 24th, 2025
Days on Market	5
Zoning	Zone 59

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Listing information last updated on October 29th, 2025 at 12:02pm MDT