

## \$0 - 12849 52 Street, Edmonton

MLS® #E4365048

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Kennedale Industrial, Edmonton, AB

Located in the rapidly growing commercial district of North-East Edmonton, in Kennedale Plaza, this Flex/Warehouse-Office building offers light bay industrial space, upgraded with modern-high efficient heating/cooling and lighting systems and 3-phase power service for your business needs. Kennedale offers 12 x 14 Grade overhead doors, 18-20 ft clear to ceiling and 90 ft bay depth. High quality construction with efficient structures. Significant parking available. FLEX office/warehouse offers the option for 100% office or part office/ part warehouse. Unit 12865 - 3,200sqft available August 1 2025 open warehouse space with reception area, (1) 12x14 Overhead door, mezzanine area for storage and a washroom. Potentially available ~3,000 sqft. bay space by the end of September 2025. The unit features an overhead door, a washroom, an office space and heating system

Built in 1980

### Essential Information

MLS® #	E4365048
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Industrial



Status                      Active

**Community Information**

Address                    12849 52 Street  
Area                        Edmonton  
Subdivision               Kennedale Industrial  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T5A 3P8

**Exterior**

Exterior                   Mixed  
Construction             Mixed

**Additional Information**

Date Listed               November 10th, 2023  
Days on Market          633  
Zoning                     Zone 06

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