



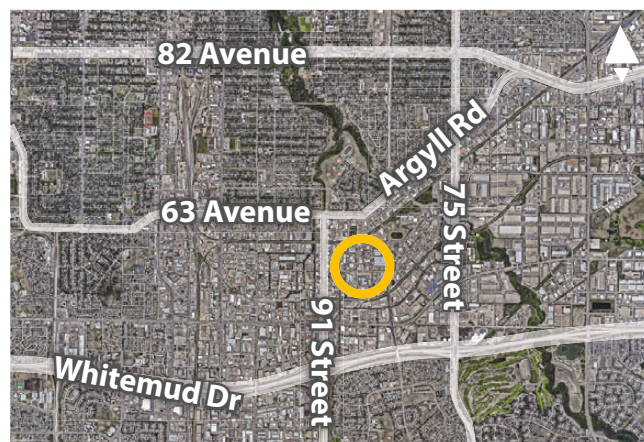
**FULLY  
LEASED**

## SHOP/OFFICE WITH YARD FOR SALE

### Simmax Building

8750 58 Avenue, Edmonton

- » 37,260 sf freestanding shop/office on 3.23 ac.
- » Excellent access, exposure and signage.
- » Recent lease renewal.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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 **BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



- » Freestanding building.
- » Fenced dedicated yard.
- » Heavy power and distribution.
- » High-quality improvements.

## PROPERTY INFORMATION

MUNICIPAL ADDRESS: 8750 58 Avenue, Edmonton

INDUSTRIAL PARK: Davies Industrial West

LEGAL: Lot 7, Block 2, Plan 7821657

ZONING: IH – Heavy Industrial

AREAS:

### SIMSON-MAXWELL LTD. (SML):

Office (main) 5,224 sf

Office (2nd) 4,110 sf

Shop 13,926 sf

Total by SML: 23,260 sf

TOTAL:  
37,260 sq. ft.

### ADCO POWER LTD. (APL):

Office (main) 5,200 sf

Shop 8,800 sf

Total by APL: 14,000 sf

LAND AREA: 3.23 ac

YEAR BUILT: 1989 / Extensively renovated in 2003

CEILING HEIGHT: 23'

LOADING: 7 x grade and 2 x dock

POWER: 600 Volts, 400 Amps, 3 Phase

## FINANCIAL INFORMATION

### TENANCY:

Fully leased to two tenants:

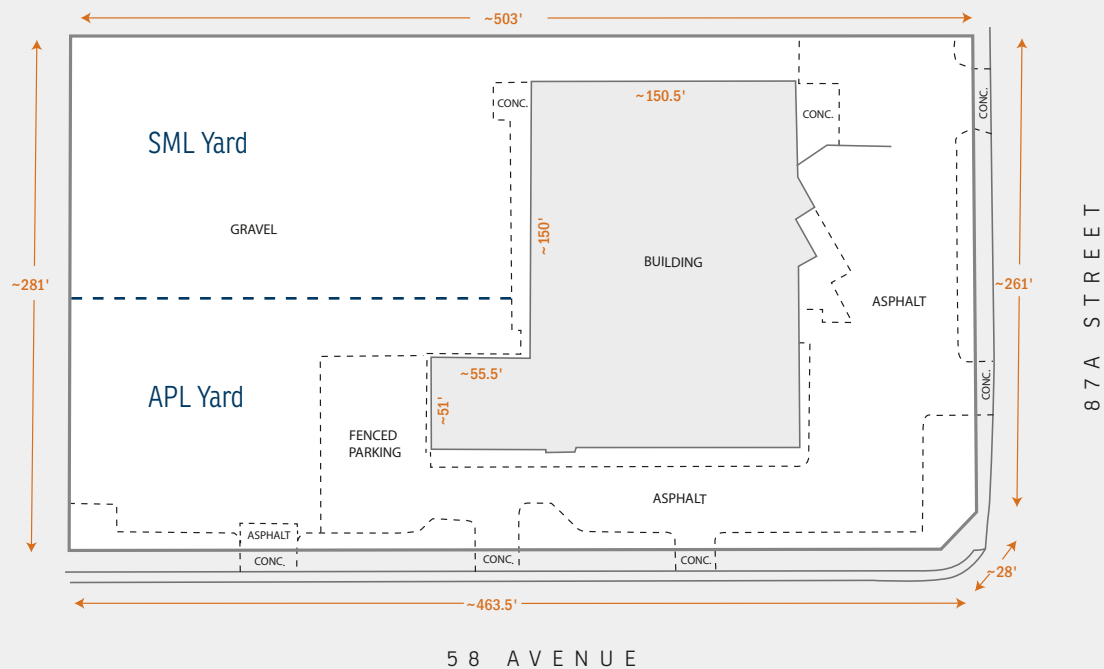
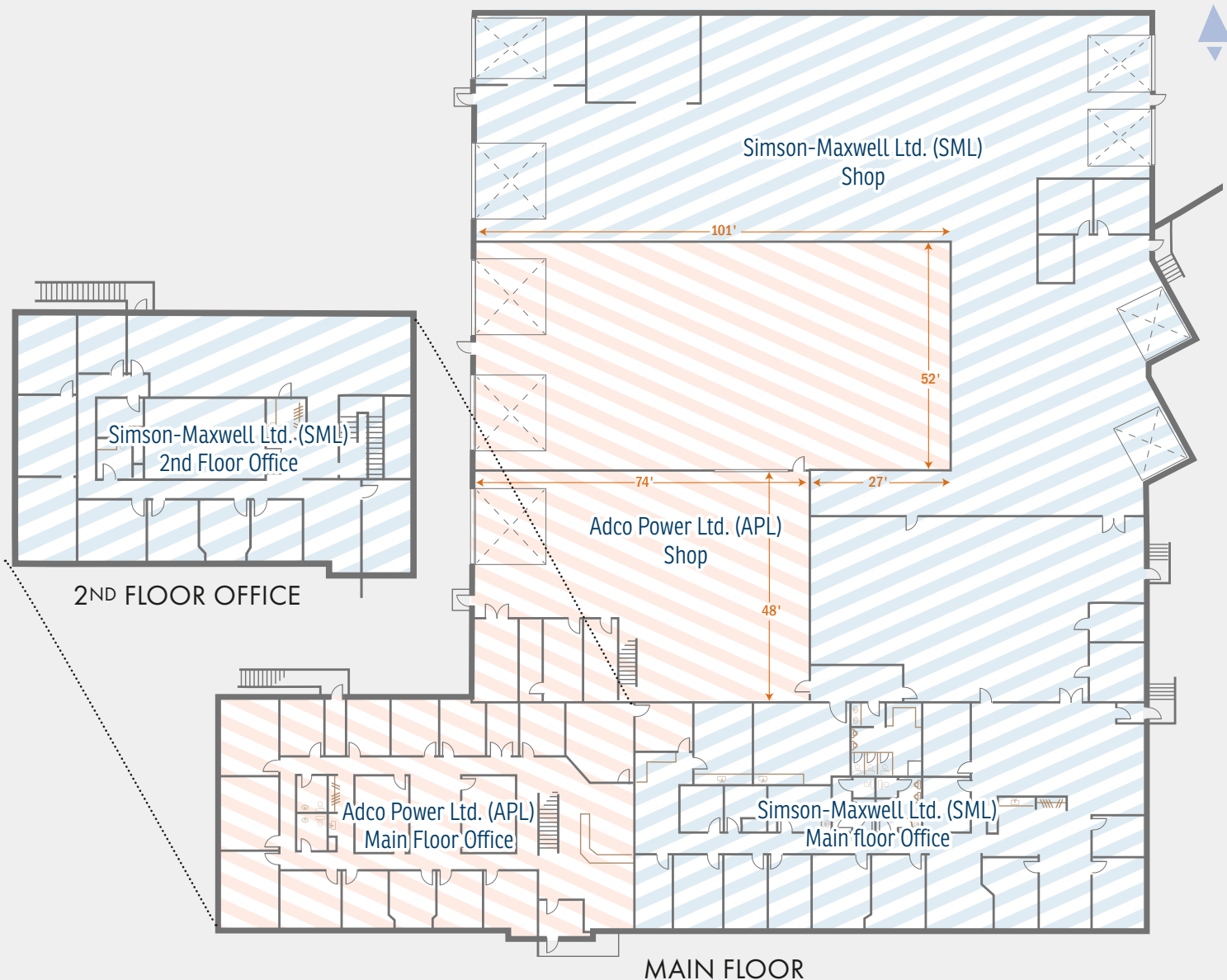
- Adco Power Ltd.
- Simson-Maxwell Ltd. (lease expiry - December 31, 2025)

NET INCOME: \$615,300

TAXES (2024): \$134,207.60

PRICE: \$6,300,000









58 Avenue



87A Street



87A Street

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LOCAL EXPERTISE MATTERS