

MOTIVATED VENDOR

\$429,000 (\$187/SF)

FOR SALE

INDUSTRIAL BUSINESS CONDO

15608 116 Avenue, Edmonton, AB

HIGH EXPOSURE RETAIL/WAREHOUSE

PROPERTY HIGHLIGHTS

- 2,295 SF (registered condo plan size) retail shop, work area and warehouse storage.
- Several offices developed as addition on the second floor of approximately 1,000 SF more or less.
- Two washrooms, one per floor.
- Direct exposure to 156th Street (a main North/South artery), and immediate access to Yellowhead Trail or 111th Avenue.

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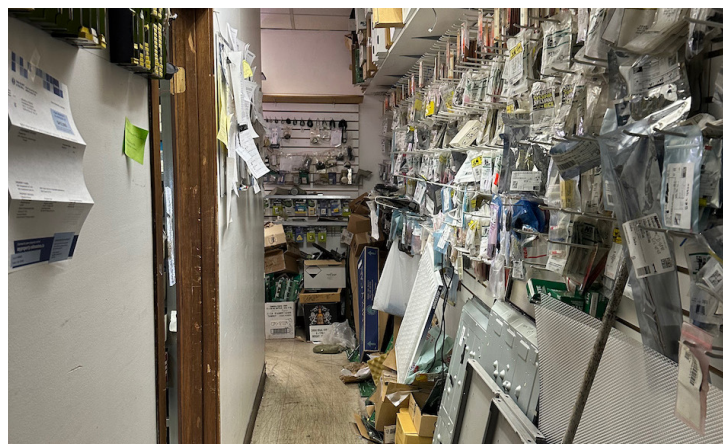
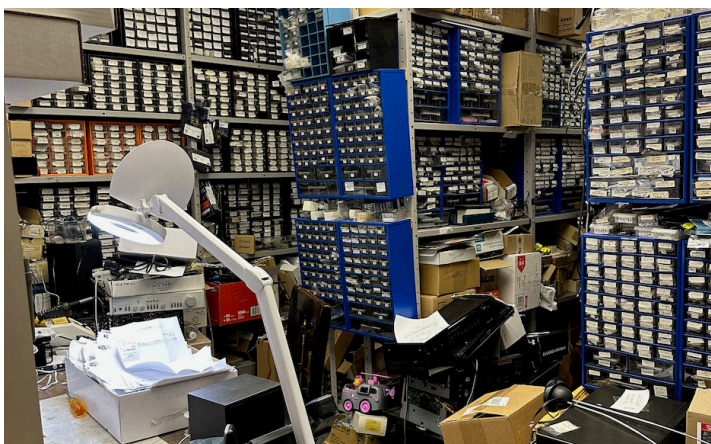
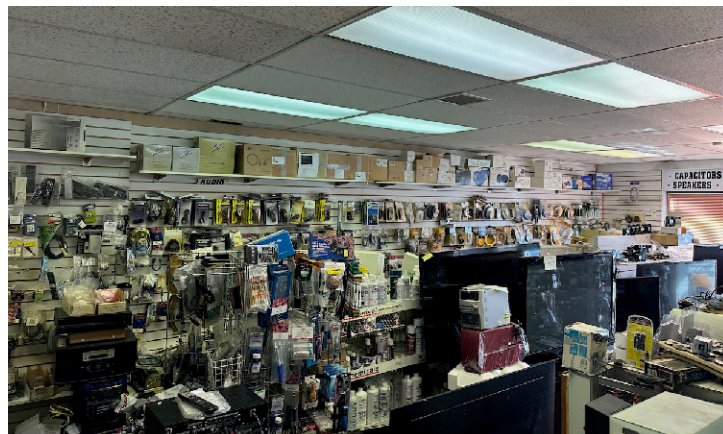
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PROPERTY DETAILS

Municipal Address:	15608 - 116 Avenue NW, Edmonton, AB	Available:	60 days notice
Legal Description:	Condo Plan 792 2761, Unit 3	Power:	225 Amps, 120/240 Volts (TBC)
Zoning:	IM (Medium Industrial)	Construction Type:	Concrete block and steel beam (TBC)
Neighbourhood:	Alberta Park Industrial	HVAC:	Roof top heating and cooling unit
Building Size:	2,295.94 SF	Added Heating:	Suspended gas furnace in warehouse
Built:	1978	Price:	\$429,000
Parking Area:	5 assigned stalls plus the area directly behind the double doors at rear	Condo Fees:	\$795.45/month
Loading:	(1) 10' x 12' grade level loading	Taxes:	\$9,569.45 (2022)
Ceiling Height:	20' clear		
Available Area:	1st Floor retail & warehouse: 1,666.36 SF Second floor offices, boardroom washroom: 629.07 SF		

MAIN FLOOR PHOTOS



SECOND FLOOR PHOTOS





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