FOR SALE - PENDING

BRIDGEPOINT BUILDING
13508 163 STREET, EDMONTON, AB



CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue

10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com Zeshan Qureshi CPA, CA Partner

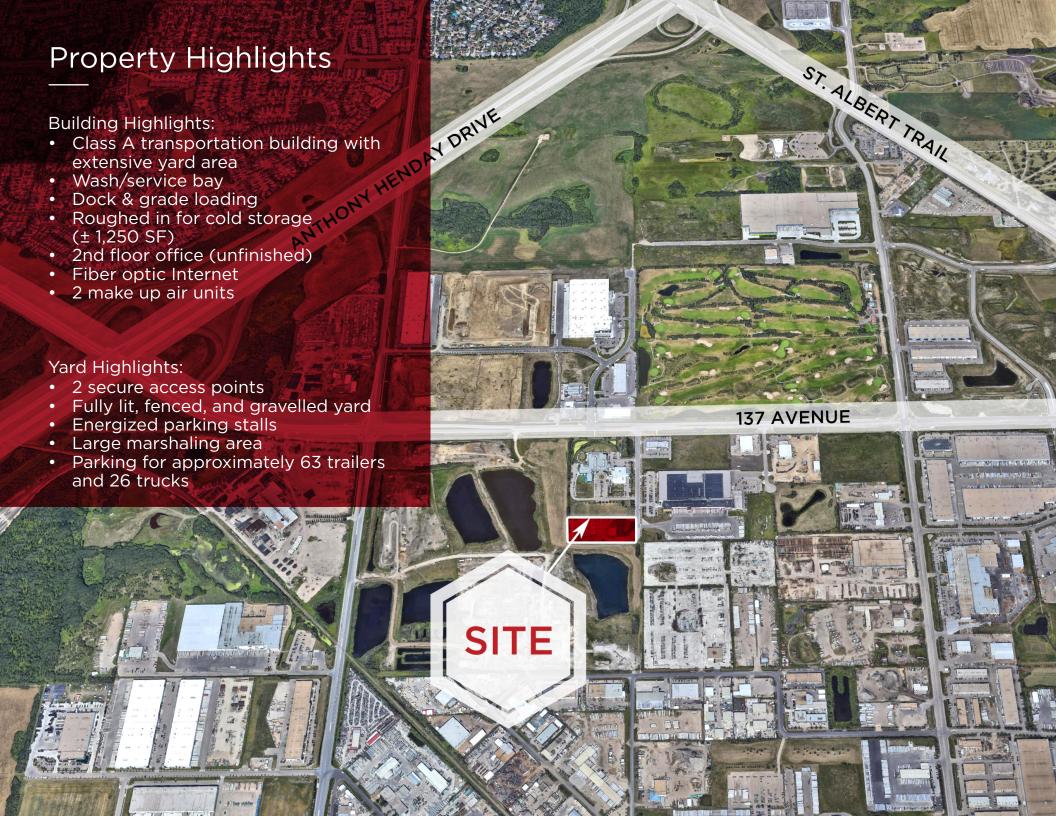
780 238 4576 zeshan.qureshi@cwedm.com

Mark Bowman Associate

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FREESTANDING TRANSPORT BUILDING



Property Details

Municipal Address: 13508 163 Street, Edmonton, AB

Legal Description: Meridian 4, Range 25, Township 53,

Section 22

Zoning: IM - Medium Industrial Zone

Available Size: ± 2,048 SF (Main)

± 1,757 SF(Unfinished Second Floor)

± 13,056 SF (Warehouse)

± 16,861 (Total)

Site Size: ± 3.90 Acres

Site Coverage Ratio: 10%

Year Built: 2019

Loading: (4) 10' x 10' Dock with Levelers

(2) 14'x 16' Drive-Thru Grade

(1) 10'x12' Grade

Ceiling Height: 22'

Parking: 25 Stalls (staff & visitor)

Sale Price: Contact Listing Agent For Details

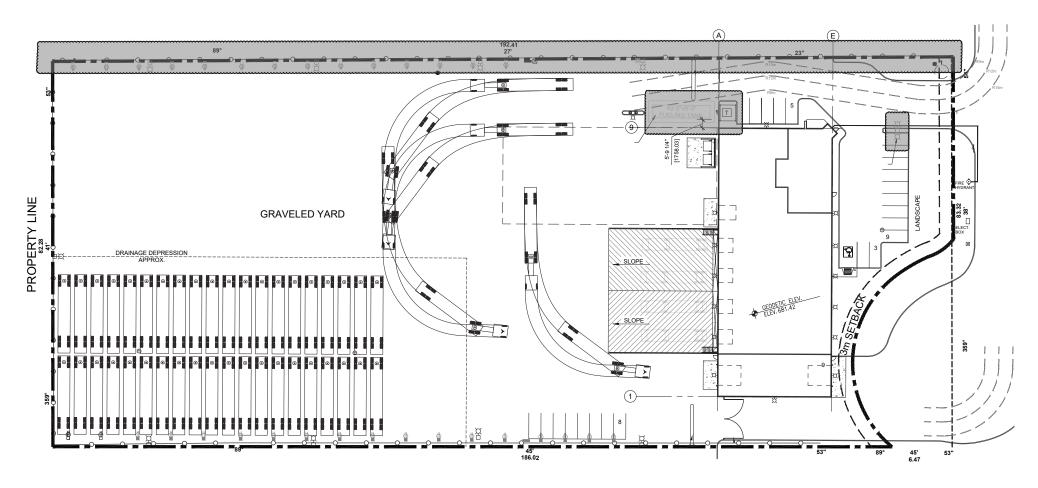
Taxes: \$100,983 (2022)



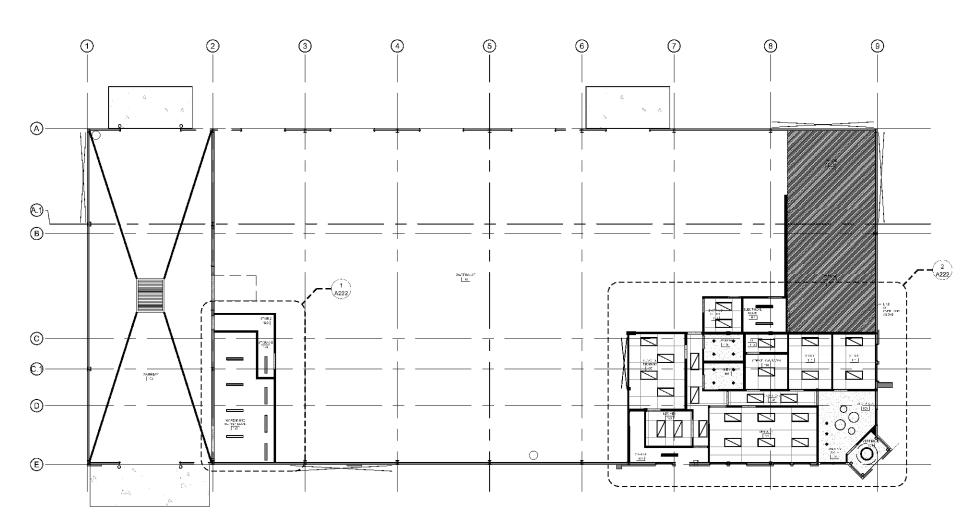


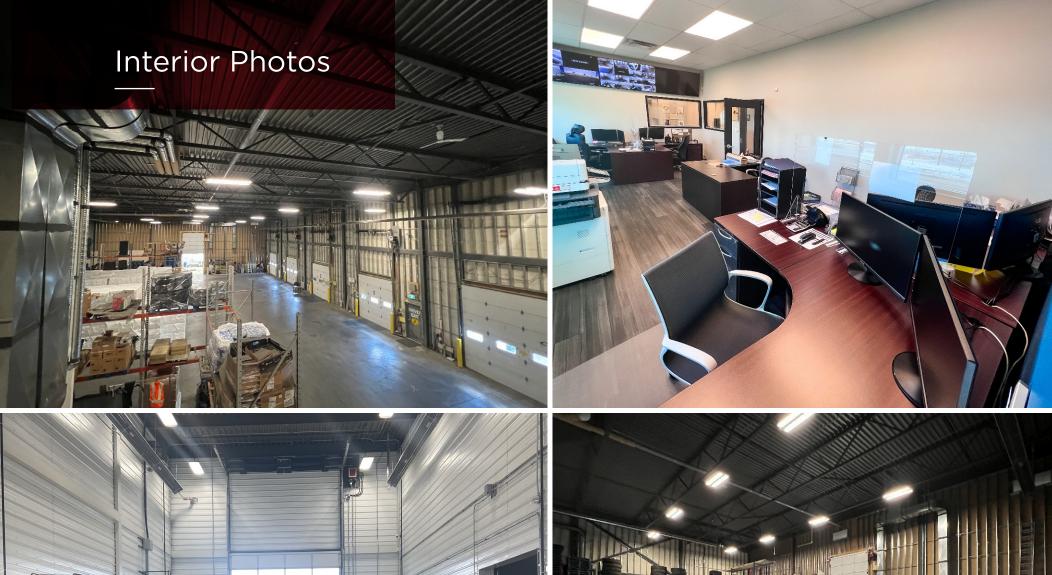




















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