

OFFICE / WAREHOUSE

TWO LEVEL 7,392 SF

FOR SALE

BLACK RIFLE CONDOMINIUM

**CAMPBELL BUSINESS PARK
CONDOMINIUM**

#20 10 CARLTON DRIVE, ST. ALBERT, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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THE OPPORTUNITY

- Nicely Finished Office / Warehouse Configuration
- Black Rifle Coffee Office / Wholesale and Warehouse Facility
- Main Level Display / Reception / Office / Warehouse
- Second Level Offices / Kitchen and Open Area



PROPERTY DETAILS

MUNICIPAL ADDRESS

#20 10 Carlton Drive,
St. Albert, AB

LEGAL DESCRIPTION

Units 3 & 4 Condominium
Plan 0922435

ZONING

BPT : Business Park Transition
which allows for a very wide range
of professional, office, health,
government, commercial schools and
research and development uses

NEIGHBORHOOD

Campbell Industrial

BUILDING SIZE

7,392 SF

PARKING AREA

Ample Front and
Rear Parking

DESCRIPTION

Paved

UTILITIES

Direct

PRICE

\$1,752,000

SITE





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