

FOR SALE

SHOWROOM OFFICE / WAREHOUSE STORAGE PROPERTY

**17320 STONY PLAIN
ROAD NW**
EDMONTON, AB

**Cushman & Wakefield
Edmonton**
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- 15,040 SF on 1.42 Acres
- Bright open concept showroom office development with great natural light
- HVAC distribution through the showroom and warehouse area
- High profile west end location
 - Approximately 1 Acre of dedicated parking area
 - Trench sump
- Upgraded lighting throughout
- Great access to major arterials including Stony Plain Road, Mayfield Road, 170th Street and Anthony Henday
- Centrally located in Stone Industrial



PROPERTY DETAILS

SHOWROOM/OFFICE/SHOP

MUNICIPAL ADDRESS
17320 STONY PLAIN ROAD,
EDMONTON, AB

LEGAL DESCRIPTION
PLAN 9020545
BLOCK 2 LOT 15

ZONING
IB (INDUSTRIAL BUSINESS)

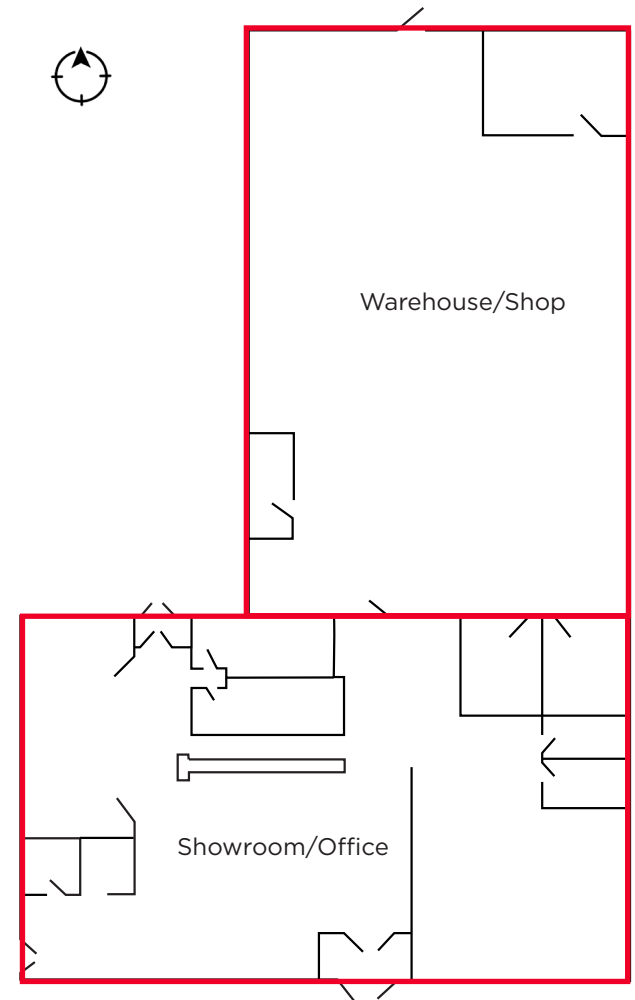
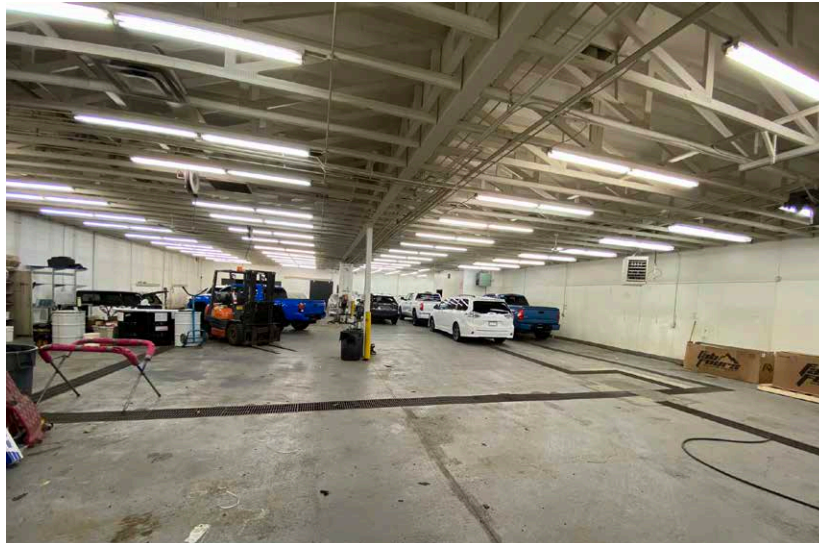
BUILDING SIZE
± 15,040 SF

SITE SIZE
1.42 ACRES

LOADING
MULTIPLE GRADE DOORS

CLEAR HEIGHT
±11.33'

YEAR BUILT
1990



FINANCIALS

SALE PRICE
MARKET

TAXES
\$31,063.57 (2022)



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