



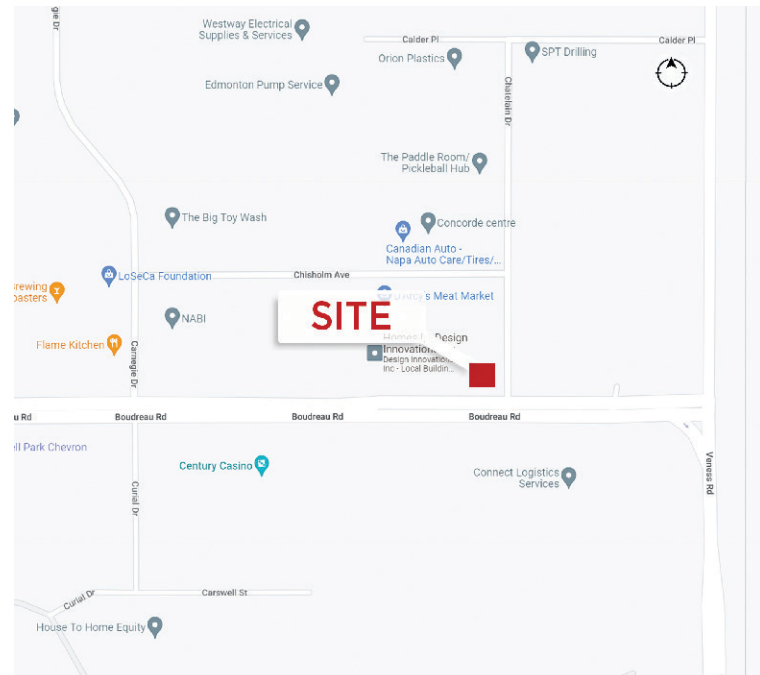
DEVELOPED OFFICE

OWNER USER OPPORTUNITY

Office/Warehouse Mix

Property Highlights

- Located in Campbell Business Park
- (3) Well appointed offices
- Coffee bar
- Warehouse office
- Clean open warehouse with additional storage mezzanine
- Immediate access to Edmonton City limits via 142 Street
- Quick access to Anthony Henday, 156 Street, 170th Street & Yellowhead



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CUSHMAN & WAKEFIELD Edmonton

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**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

St. Albert Condo

#8 205 Chatelain Drive, St. Albert, AB

Property Details

Municipal Address: #8 205 Chatelain Drive,
St. Albert, AB

Legal Description: Plan: 0621435 Unit: 8

Zoning: CIS

Available Size: 1,072 SF (Office)
775 SF (Warehouse)
1,847 SF (Total)

Loading: Grade (1) 10' X 12'

Power: 100 Amp

Ceiling Height: 16'

Lighting: Fluorescent

Heating: Gas Fired Overhead

Condo Fees: \$500/Month

Sale Price: \$430,000.00

Taxes: \$6,014.28 (2023)

Aerial



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Property Photos



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