

RARE FIND - 8,400 SF ON 1.35 ACRES

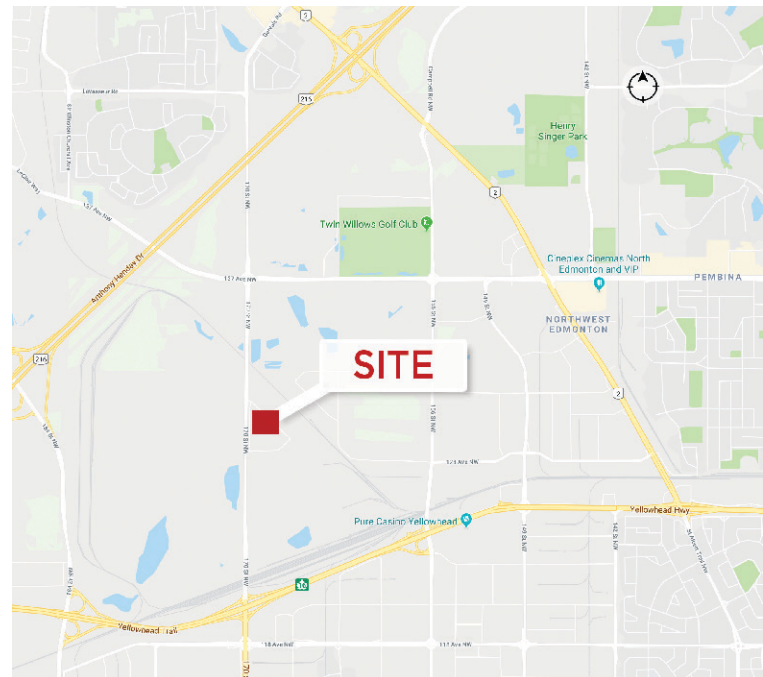
**FREE ADDITIONAL SF MEZZANINE OFFICE (2,880 SF)
& SURPLUS WAREHOUSE (UP TO 4,150 SF)**



8,400 SF Office/Warehouse on 1.35 Acres

Property Highlights

- 14% site coverage ratio
- Surplus SF
- Fenced and secured concrete yard area with 2 access points
- Excellent location in Northwest Edmonton with accessibility to Anthony Henday Drive and Yellowhead Trail



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Property Details

Legal Description:	Plan 3755RS, Block 1, Lot 5	Parking Area:	Ample (and street parking)
Zoning:	IM - Medium Industrial	Lot Area:	1.35 Acres fenced, lit & concrete yard
Building Size:	2,880 SF Main Floor 5,520 SF Potential Shop 8,400 SF TOTAL	Utilities:	Full municipal
Net Rental:	\$14.95 per SF (\$10,465 per Month)	Power:	TBD
Previous List Price:	Contact Agent	Heating:	HVAC & Forced Air
Built:	1973 (renovated in 2008)	Loading:	Grade (2) 12' x 12' Potential Grade (2) 14' x 18'
Additional SF: (Net Rent Free)	Approx 3300 SF heated storage, 850 SF cold storage. 2,880 SF Mezzanine Office.	Additional:	Parking - Energized in yard area Warehouse drainage
Lighting:	T5 in Warehouse	Sale Price:	\$2,950,000 (As-Is)

Aerial

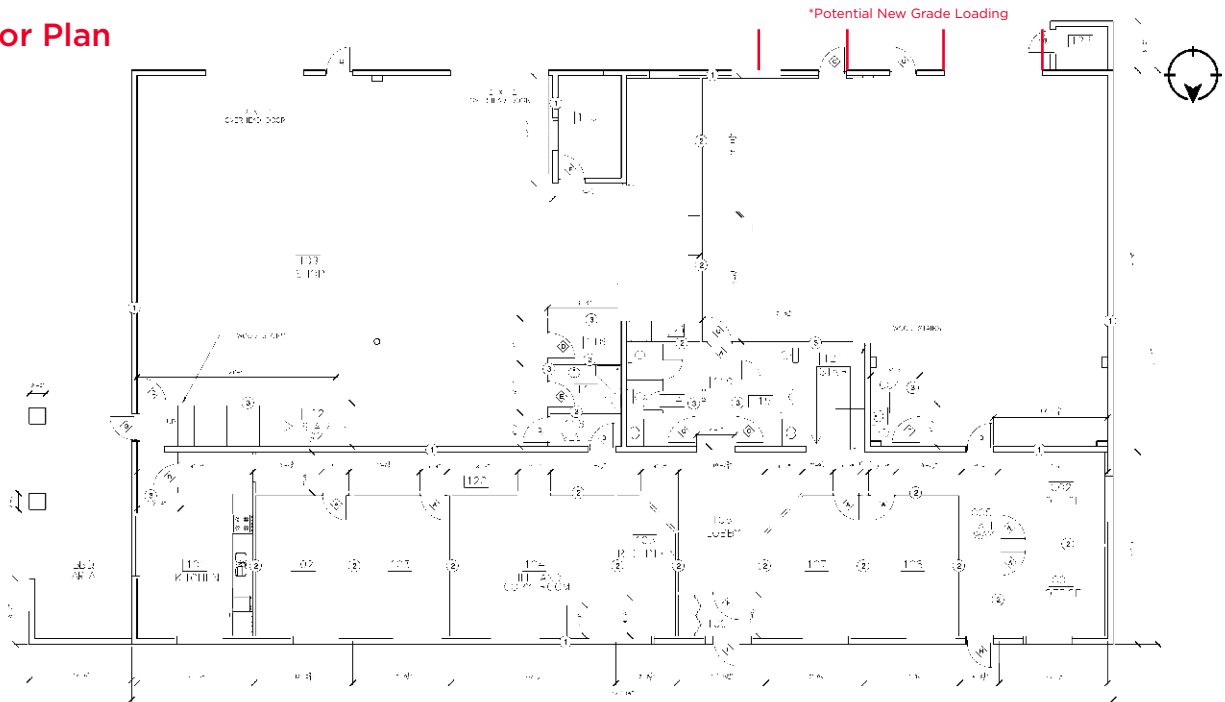


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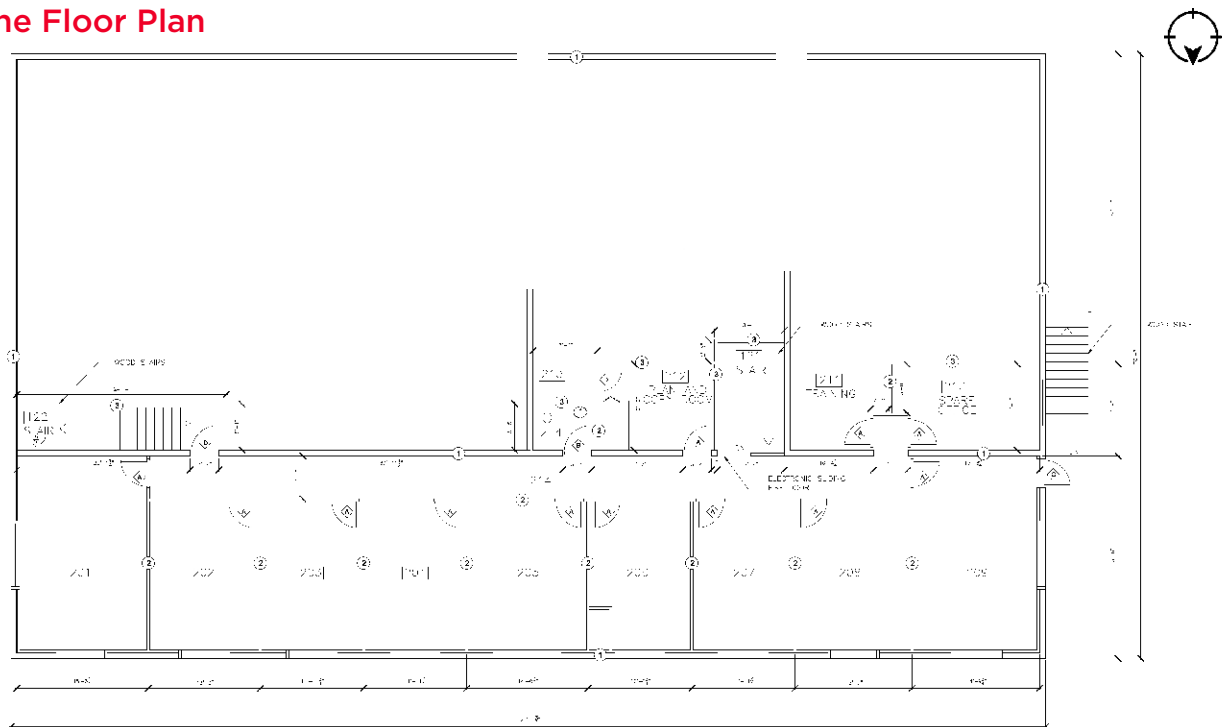
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Main Floor Plan



Mezzanine Floor Plan



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Property Photos



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