



**CUSHMAN &
WAKEFIELD**
Edmonton

\$245,000

FOR SALE

WAREHOUSE CONDO- STRATHCONA BUSINESS PARK

Unit #85, 4003-98 Street NW,
Edmonton, AB

PROPERTY HIGHLIGHTS

- +/- 990 SF main floor plus +/- 350 SF mezzanine
- 12' x 12' Grade door with man doors
- Main warehouse contains an open layout with washroom & storage rooms
- Mezzanine contains a large open area, washroom and filing area
- Prime location with access to Whitemud Drive, 99 Street and Calgary Trail
- Ideal for private storage, trade contractor, non-profit
- Available immediately

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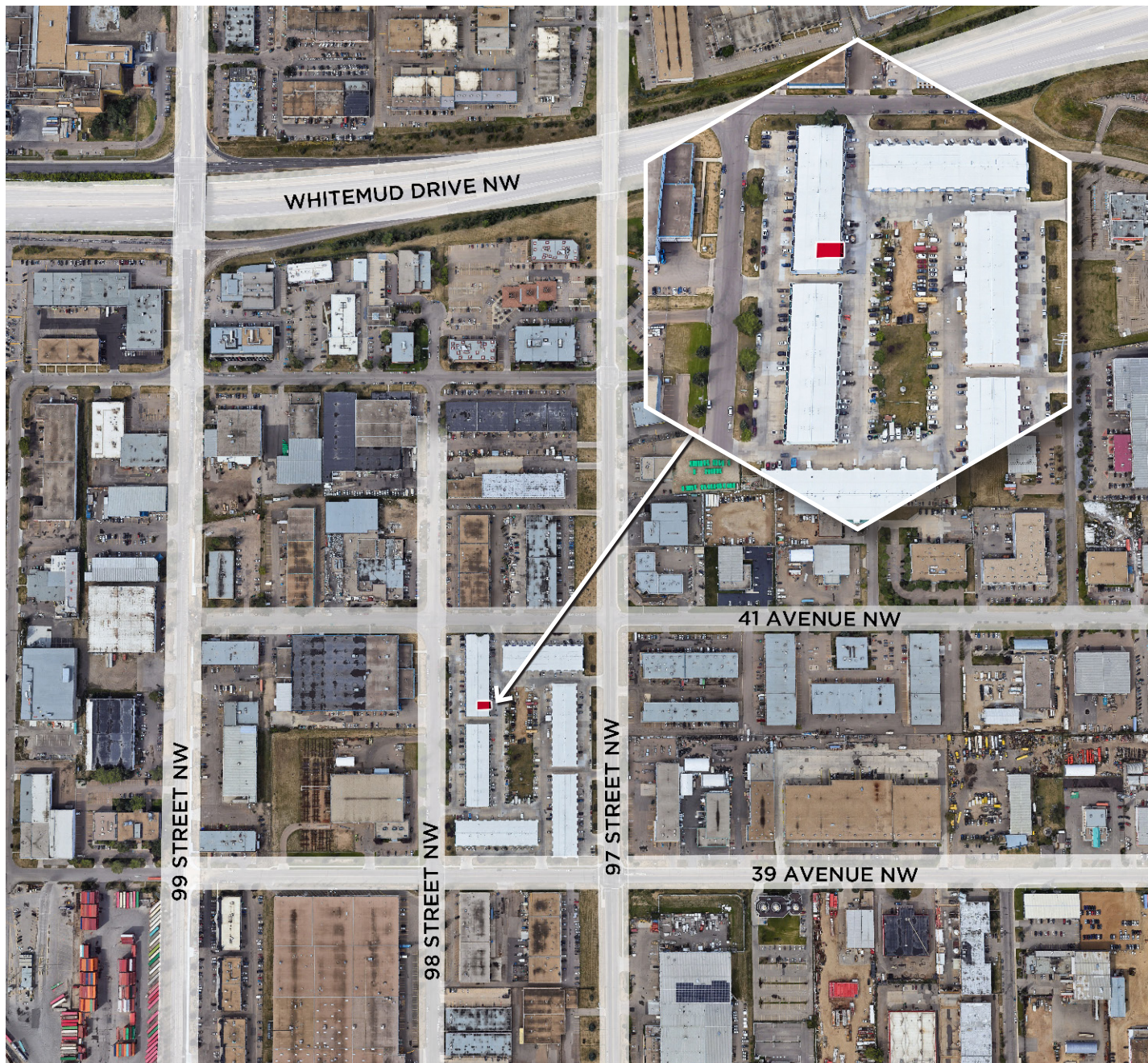
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PROPERTY DETAILS

Municipal Address:	#85, 4003-98 Street NW, Edmonton, AB	Parking Area:	Ample free parking
Legal Description:	Condominium Plan 9422429 Unit 49	Utilities:	Separately metered Municipal Services - Water, Electric and Gas
Zoning:	IB (Industrial Business)	Power:	100amp 240 Volt 3 Phase 4 Wire (TBC)
Neighbourhood:	Strathcona Industrial Park	Loading:	1 - 12' x 12' Grade Door
Building Size:	Main Floor: +/- 990 SF Mezzanine: +/- 350 SF	Parking:	Reserved in front of unit, rest scramble
Built:	1993	Condo Fees:	\$226.31/month
Property Assessment:	\$223,500 (2022)		

AERIAL



PROPERTY PHOTOS





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