

RARE SMALL FREESTANDING BUILDING ON 1.51 ACRES

NEW PRICE: \$1,725,000

FOR SALE

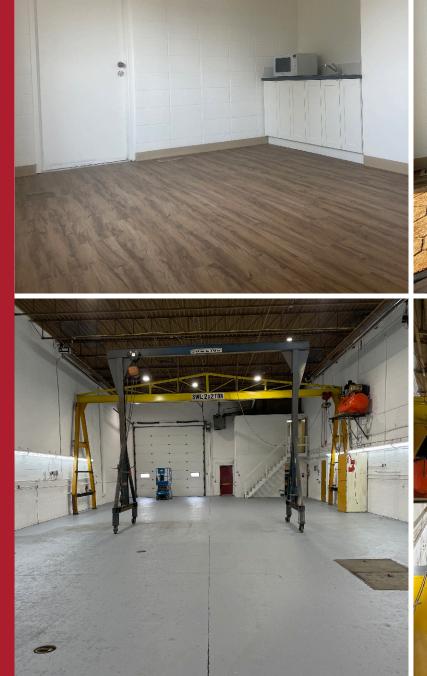
10710 209 STREET, EDMONTON, AB

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PROPERTY HIGHLIGHTS

- Fenced & graveled yard
- 100' drive-through
- Low site coverage (7%)
- Roof spray foam and urethane liner completed in approximately 2012
- Hooks in floor, airline throughout the shop, compressor, septic tank system, well water system
- Potential to increase building size
- Close proximity to arterial roads







PROPERTY DETAILS

MUNICIPAL ADDRESS 10710 - 209 Street, Edmonton, AB

LEGAL DESCRIPTION Plan 762194, Block 4, Lot 27

YEAR BUILT 1977

MARKET Winterburn Industrial Area East

SITE SIZE 1.51 acres

SITE COVERAGE

LEASABLE AREA 618 SF (Main Floor) 4,000 SF (Warehouse)

4,618 SF (Total)

POWER 200A, 600V, 3 Phase (TBD)

LOADING DOORS Grade (3) 16'x16' with Electric Openers

HEATING Radiant & Gas Fire Unit

SUMPS Yes

CRANE (1) 2x 2-Ton and (1) 1-Ton

MAKE UP AIR SYSTEM Yes

SALE PRICE \$1,725,000

TAXES \$25,218.65 (2023)

AVAILABILITY Immediately





Edmonton

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STREET NW

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