

**RARE SMALL FREESTANDING
BUILDING ON 1.51 ACRES**

FOR SALE

**10710 209 STREET,
EDMONTON, AB**

Jeff Drouin Deslauriers
Associate
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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

7%

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

LIGHTING

LED

HEATING

Radiant & Gas Fire Unit

SUMPS

Yes

CRANE

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

MAKE UP AIR SYSTEM

Yes

SALE PRICE

\$1,800,000

TAXES

\$25,218.65 (2023)

AVAILABILITY

Immediately





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109 AVENUE NW

107 AVENUE NW

199 STREET NW

ANTHONY HENDAY

STONY PLAIN ROAD

209 STREET NW

107 AVENUE NW