

RARE SMALL FREESTANDING BUILDING ON 1.51 ACRES

FOR SALE

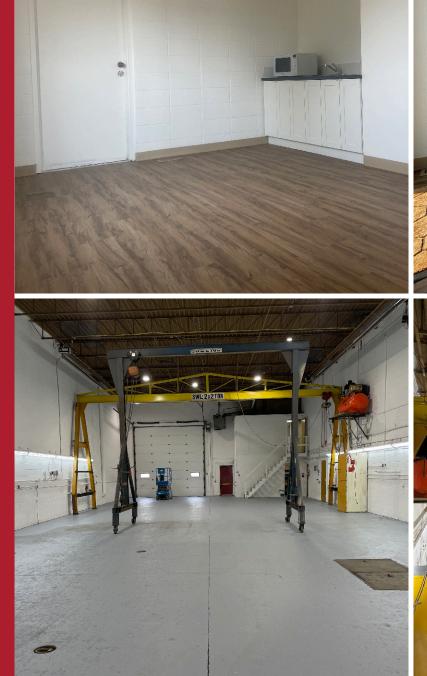
## 10710 209 STREET, EDMONTON, AB

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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

LIGHTING

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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ANTHONY HENDAY

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