

FOR SALE/LEASE WESTEND INDUSTRIAL CONDO

10762 180 Street, Edmonton, AB



10762

- Open mezzanine space
- One washroom
- Floor drain
- Immediate access to 107th Avenue
- Quick access to 178th Street, 170th Street, Stony Plain Road, Anthony Henday & Yellowhead Trail

Jameson Rebeyka Associate 780 909 9989 jameson.rebeyka@cwedm.com Dane Phaneuf Associate 780 993 8574 dane.phaneuf@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

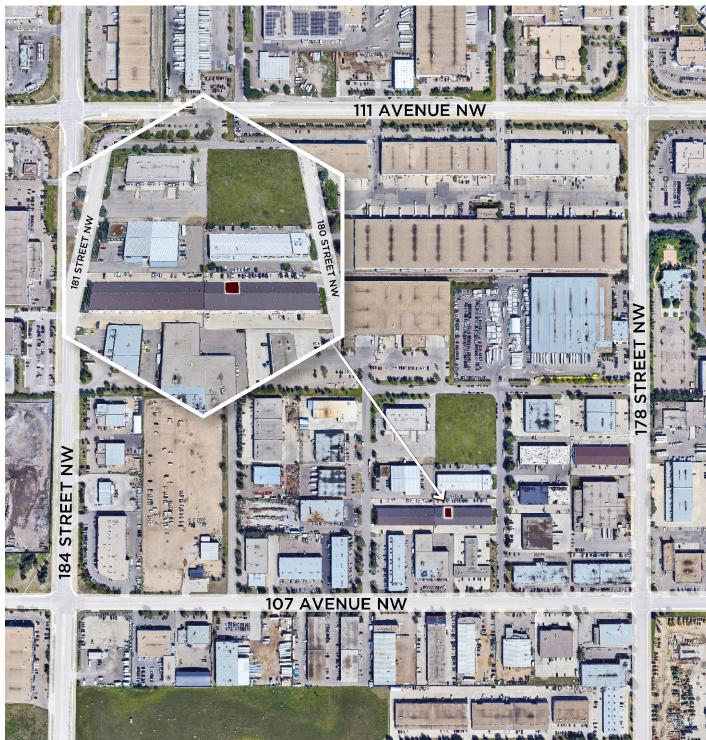
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PROPERTY DETAILS

| Municipal Address: | 10762 - 180 Street, Edmonton AB |
|--------------------|------------------------------------|
| Zoning: | IM - Medium Industrial |
| Neighbourhood: | Wilson Industrial |
| Building Size: | 2,069 SF |
| Loading: | Grade (1) 10' X 12' |

| Power: | 60 Amp 3 Phase |
|-------------|-------------------------------|
| Parking: | 4 Stalls (Ample Road Parking) |
| Heating: | Gas Fired Overhead |
| Sale Price: | \$315,000.00 |
| Lease Rate: | \$15.00 Gross |
| Taxes: | \$6,610.48 (2022) |

AERIAL



PROPERTY PHOTOS









Jameson Rebeyka

Associate 780 909 9989 jameson.rebeyka@cwedm.com Dane Phaneuf Associate 780 993 8574 dane.phaneuf@cwedm.com

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