

FOR SALE/LEASE FREESTANDING OFFICE WAREHOUSE BUILDING & YARD

1040 78 Avenue NW, Edmonton, AB

18,352 SF ON 1.45 ACRES



HIGHWAY EXPOSURE TO SHERWOOD PARK FREEWAY



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THE OPPORTUNITY

- Rare SE Edmonton distribution building and yard
- Exposure to Sherwood Park Freeway
- Fully paved parking area and fenced yard
- Recently renovated office and showroom; including elevator



PROPERTY DETAILS

MUNICIPAL ADDRESS

1040 78 Ave NW, Edmonton, AB

LEGAL DESCRIPTION

Lot 8, Block 1, 7820150

ZONING

IB - Industrial Business

NEIGHBOURHOOD

Southeast Industrial

BUILDING SIZE

3,187 SF - 2nd Floor Office

15,165 SF - Main Floor

18,352 SF - Total Area

BUILT

1980

PARKING AREA

30 Parking Stalls

DESCRIPTION

Freestanding warehouse & office industrial facility

SIZE

1.45 Acres

POWER

400 Amp, 480 volt - To be confirmed by tenant

HEATING

OH Heating Units

CONSTRUCTION

Concrete block

LOADING

(6) OH Grade

CLEAR HEIGHT

22'

PROPERTY TAX

\$65,048.22

LEASE RATE

\$12.00 Per SF

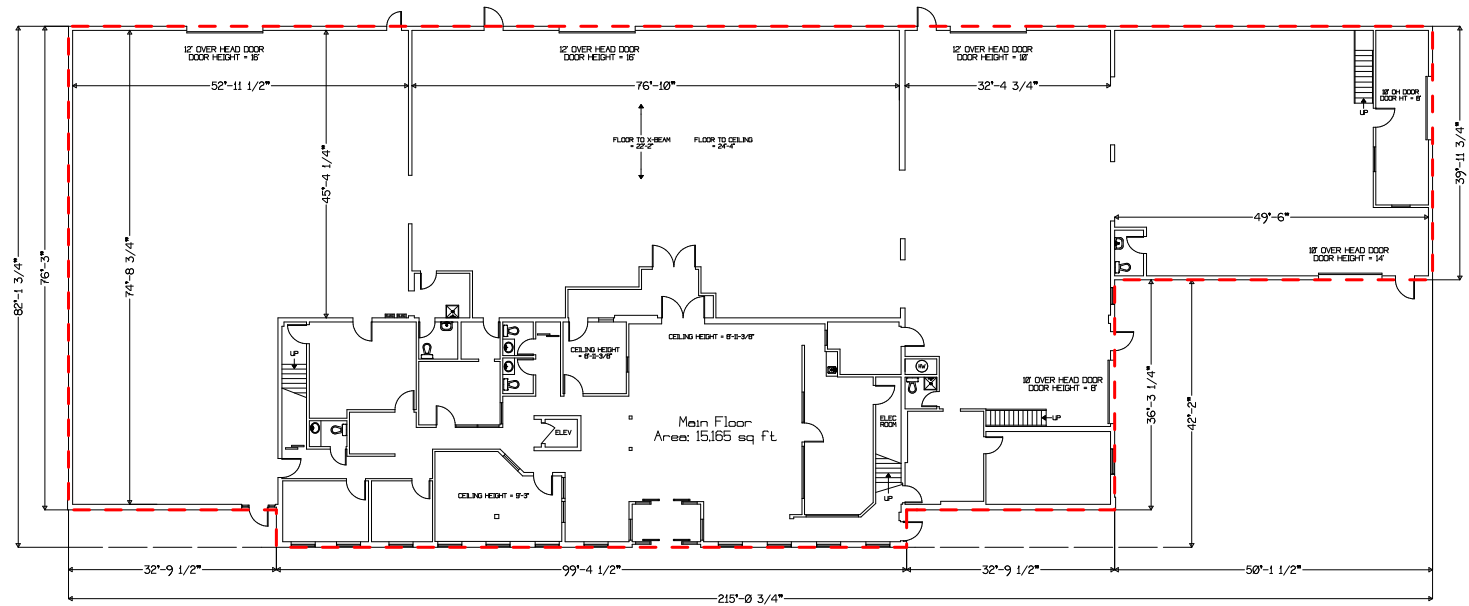
SALE PRICE

\$3,250,000

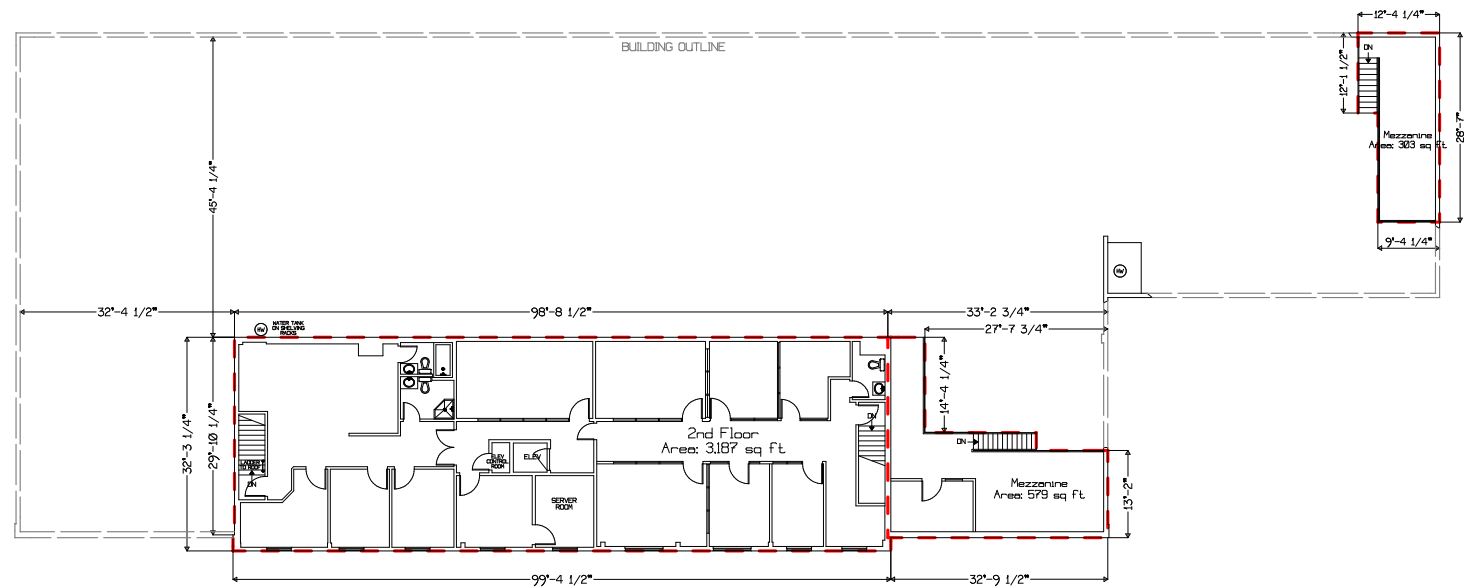
AERIAL VIEW



MAIN FLOOR PLAN



SECOND FLOOR PLAN



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