FOR SALE/LEASE **ST. ALBERT TRAIL** FLEX WAREHOUSE 13461 St. Albert Trail NW, Edmonton, AB HIGH EXPOSURE RETAIL/INDUSTRIAL WAREHOUSE





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THE OPPORTUNITY

- Flexible IB Zoning
- Located on major arterial St. Albert Trail in Edmonton's NW district
- Traffic counts in excess of 36,200 vehicles per day
- Adjacent to prominent retail Christy's Corner, Cineplex Cinemas and Bluebird Self storage
- One grade loading door ±12'
- Central Heating and air conditioned HVAC
- Sale Price: \$4,350,000.00
- Lease Rate: Market
- ±19,080 SF building on ±1.01 acre site







ADDITIONAL PHOTOS











Seif Jiwaji Senior Associate 780 905 7143 seif.jiwaji@cwedm.com Ian Stuart Associate <u>780 242 9992</u> ian.stuart@cwedm.com

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