## FOR SALE/LEASE FREESTANDING OFFICE WAREHOUSE BUILDING & YARD 403 69 Ave NW, Edmonton, AB



13,800 SF ON 1.01 ACRES



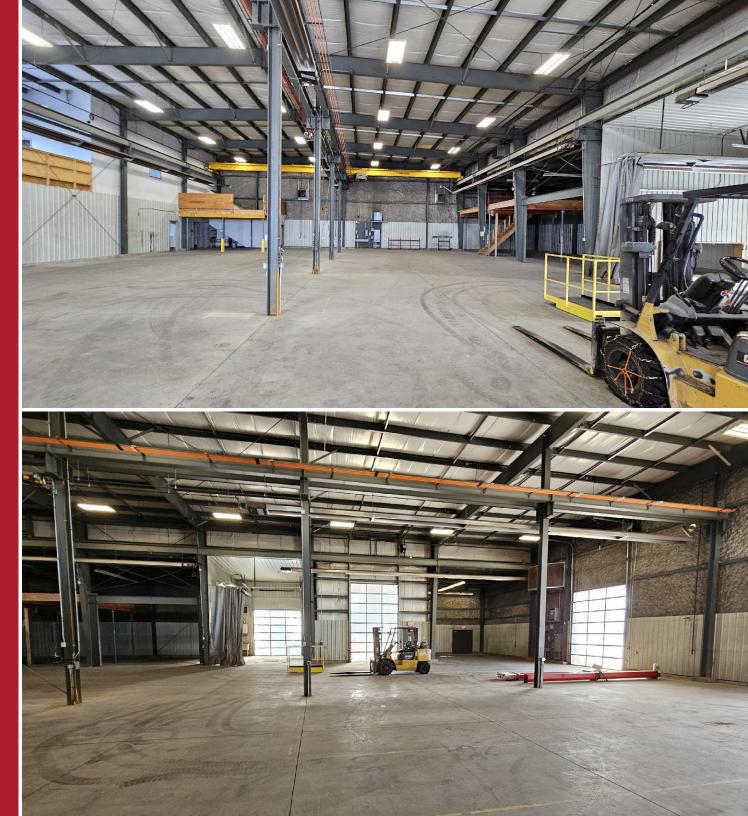
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# THE OPPORTUNITY

- Rare fully loaded fabrication shop in SE Edmonton
- Fully paved parking area and fenced yard
- (2) 5 Ton OH bridge cranes with 125' span; 20' underhook height
- Paint and blast booth ready
- Make-up air and heavy power distributed throughout
- Built in 2013



#### **PROPERTY DETAILS**

MUNICIPAL ADDRESS 403 69 Ave NW, Edmonton, AB

LEGAL DESCRIPTION Lot 17B, Block 2, Plan 1221158

**ZONING** BE - Business Employment

**NEIGHBOURHOOD** Maple Ridge Industrial

BUILDING SIZE 1,784 SF 2nd Floor Mezz 1,784 SF Main floor Office 12,016 SF Main Floor Shop 15,584 SF Total Area

YEAR BUILT 2013

**PARKING AREA** 30 Parking Stalls

**DESCRIPTION** Freestanding warehouse & office industrial facility

SITE SIZE

1.01 Acres

POWER

400 Amp, 600 Volt, 3 Phase - to be confirmed by tenantt

HEATING OH Heating Units

CONSTRUCTION Concrete block

LOADING (6) OH Grade

**CLEAR HEIGHT** 22', 20' underhook

**PROPERTY TAX** \$65,048.22

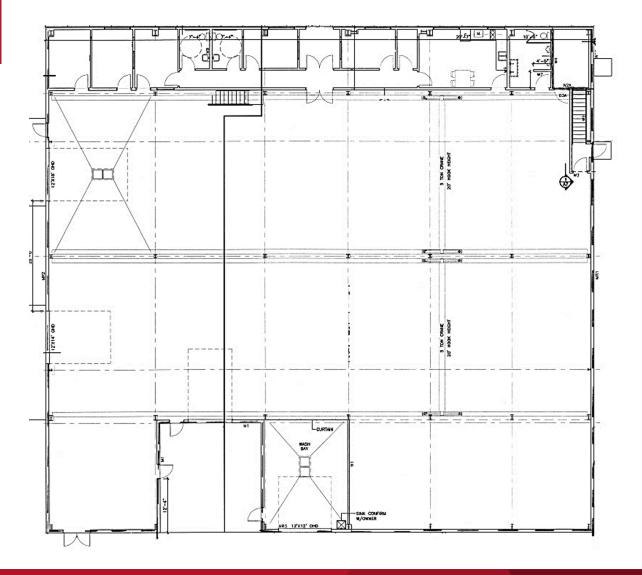
LEASE RATE \$15.00 Per SF

**SALE PRICE** \$3,400,000

### **AERIAL VIEW**



### **FLOOR PLAN**





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