

FOR SALE/LEASE

FREESTANDING OFFICE WAREHOUSE BUILDING & YARD

403 69 Ave NW, Edmonton, AB

13,800 SF ON 1.01 ACRES



AVAILABLE IMMEDIATELY

CUSHMAN & WAKEFIELD
Edmonton
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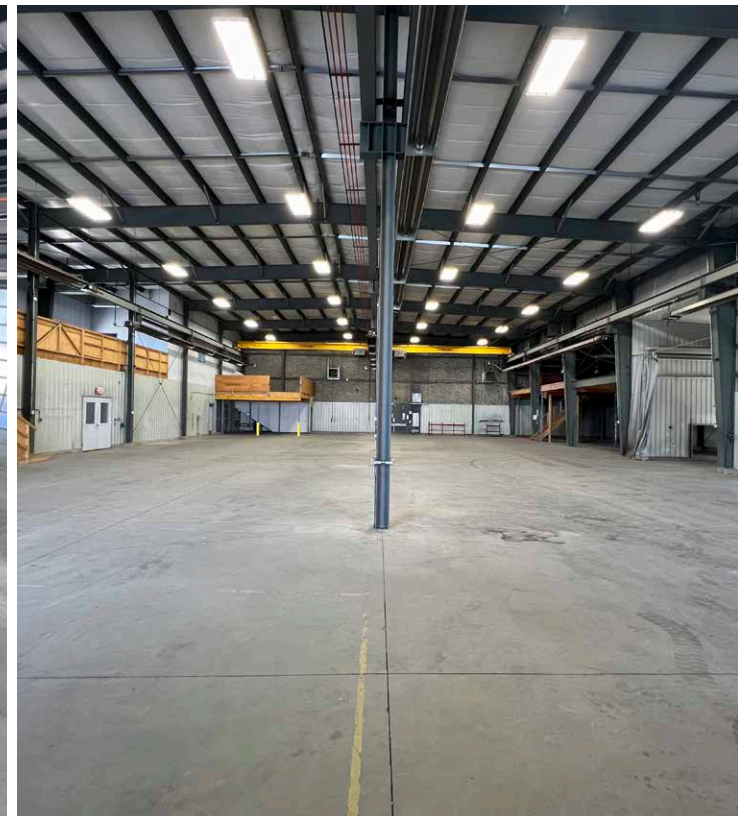
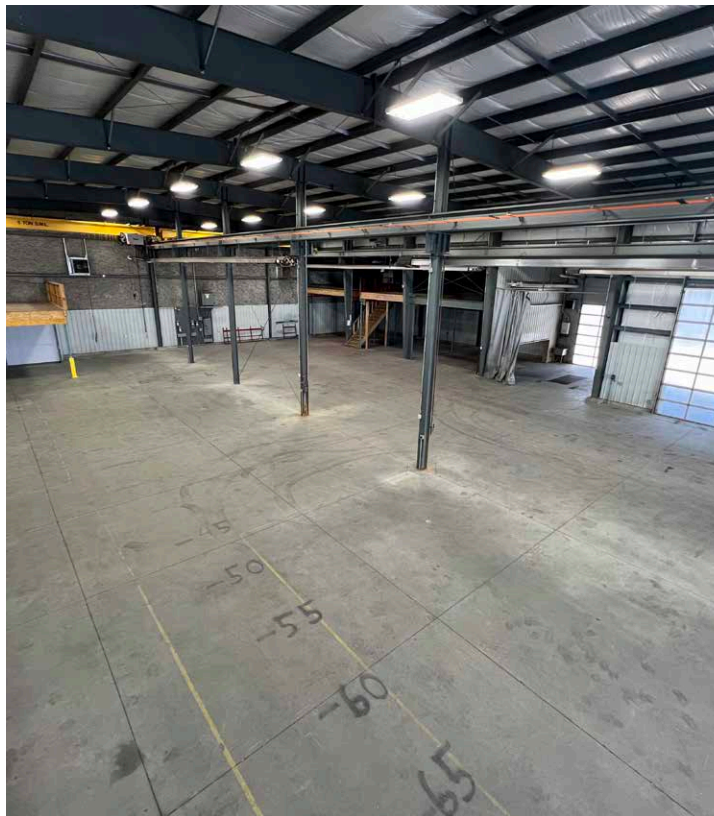
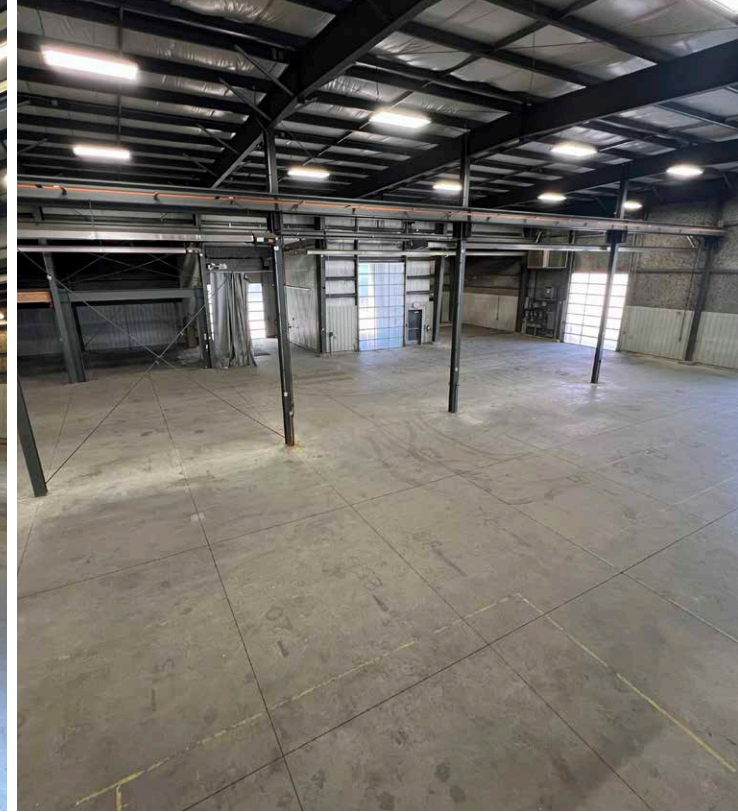
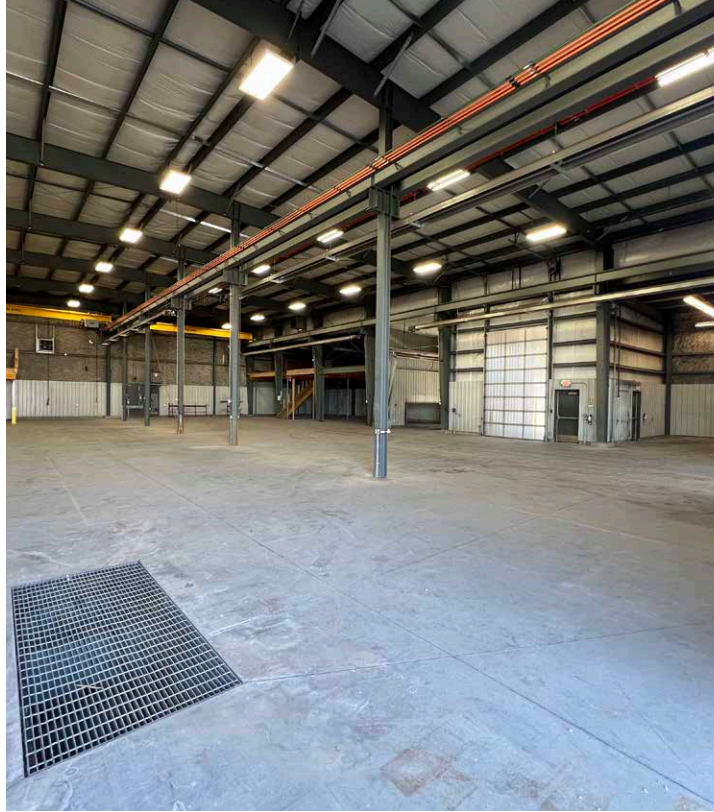
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THE OPPORTUNITY

- 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 tenant

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

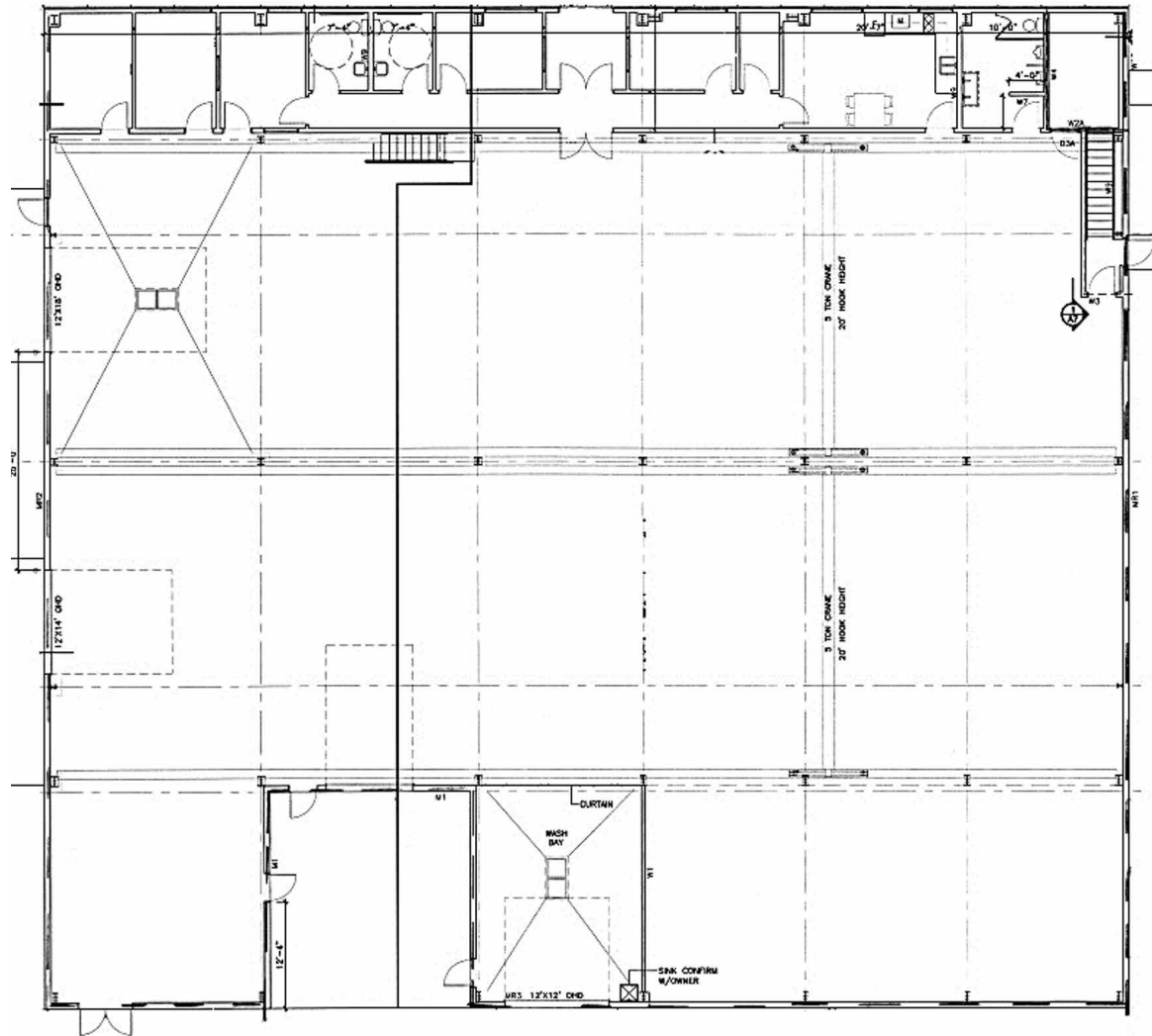
SALE PRICE

\$3,400,000

AERIAL VIEW



FLOOR PLAN



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