

# FOR SALE/LEASE FREESTANDING OFFICE WAREHOUSE BUILDING & YARD

403 69 Ave NW, Edmonton, AB

13,800 SF ON 1.01 ACRES



**AVAILABLE IMMEDIATELY**

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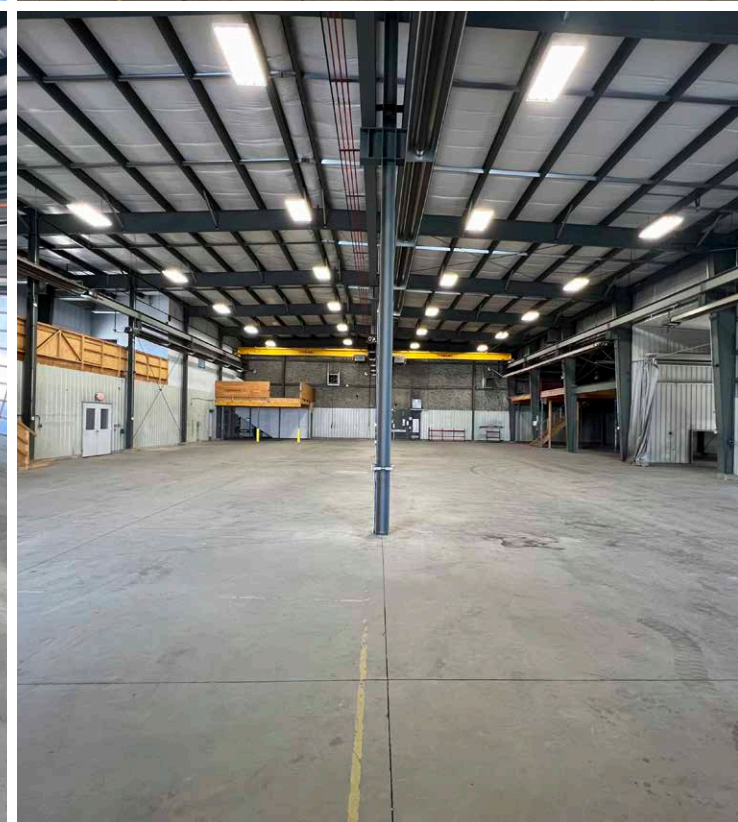
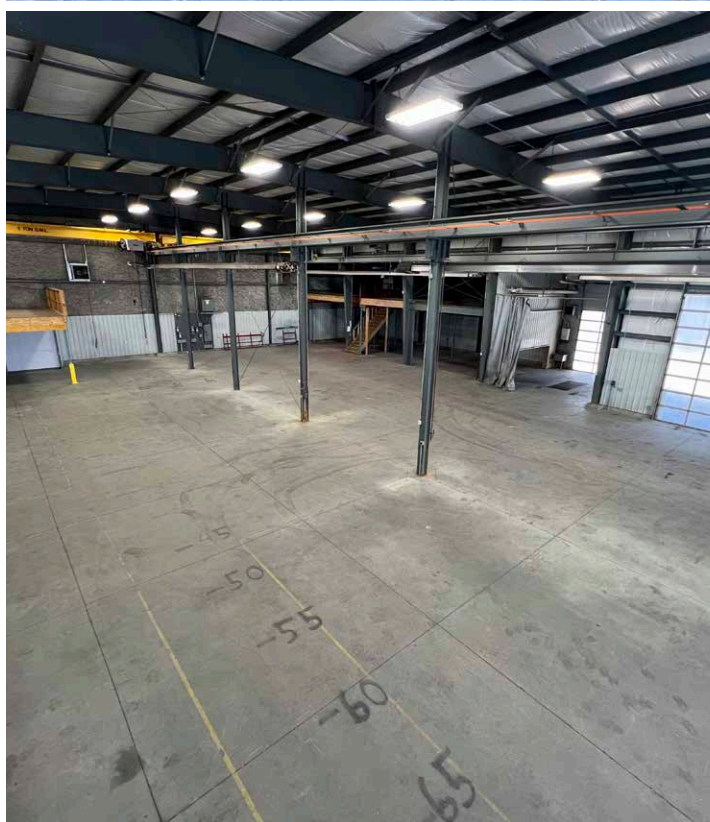
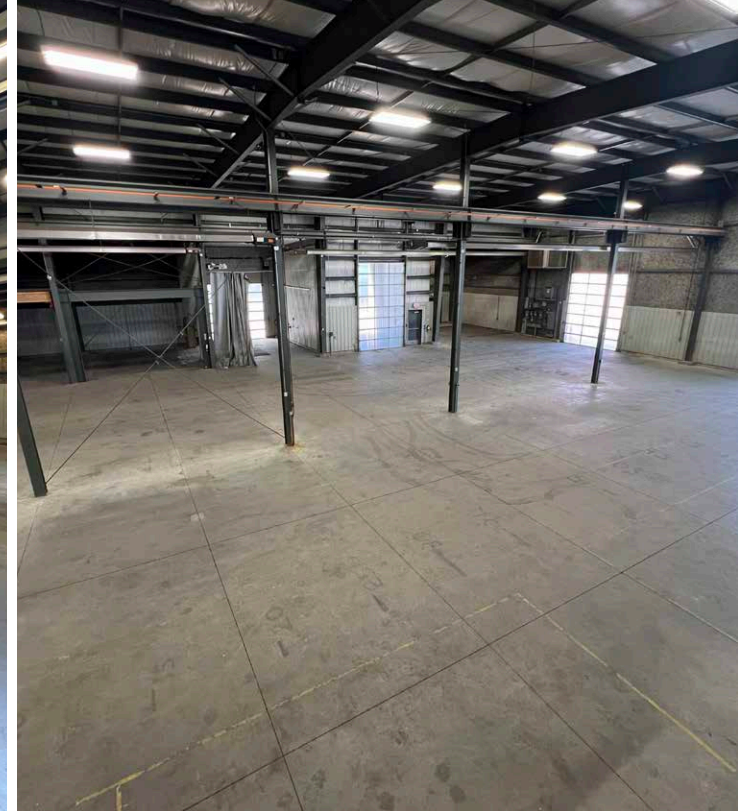
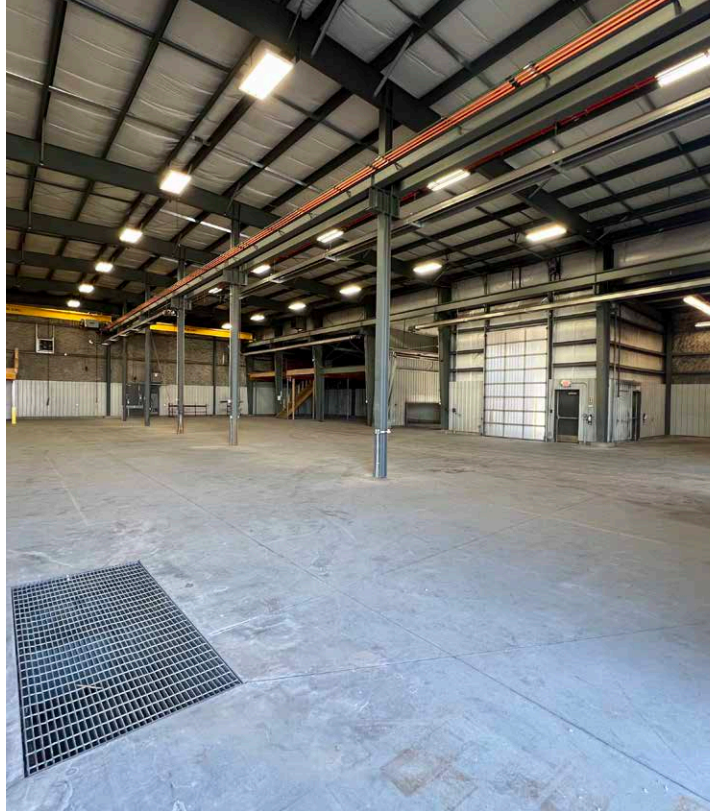
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# THE OPPORTUNITY

- 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

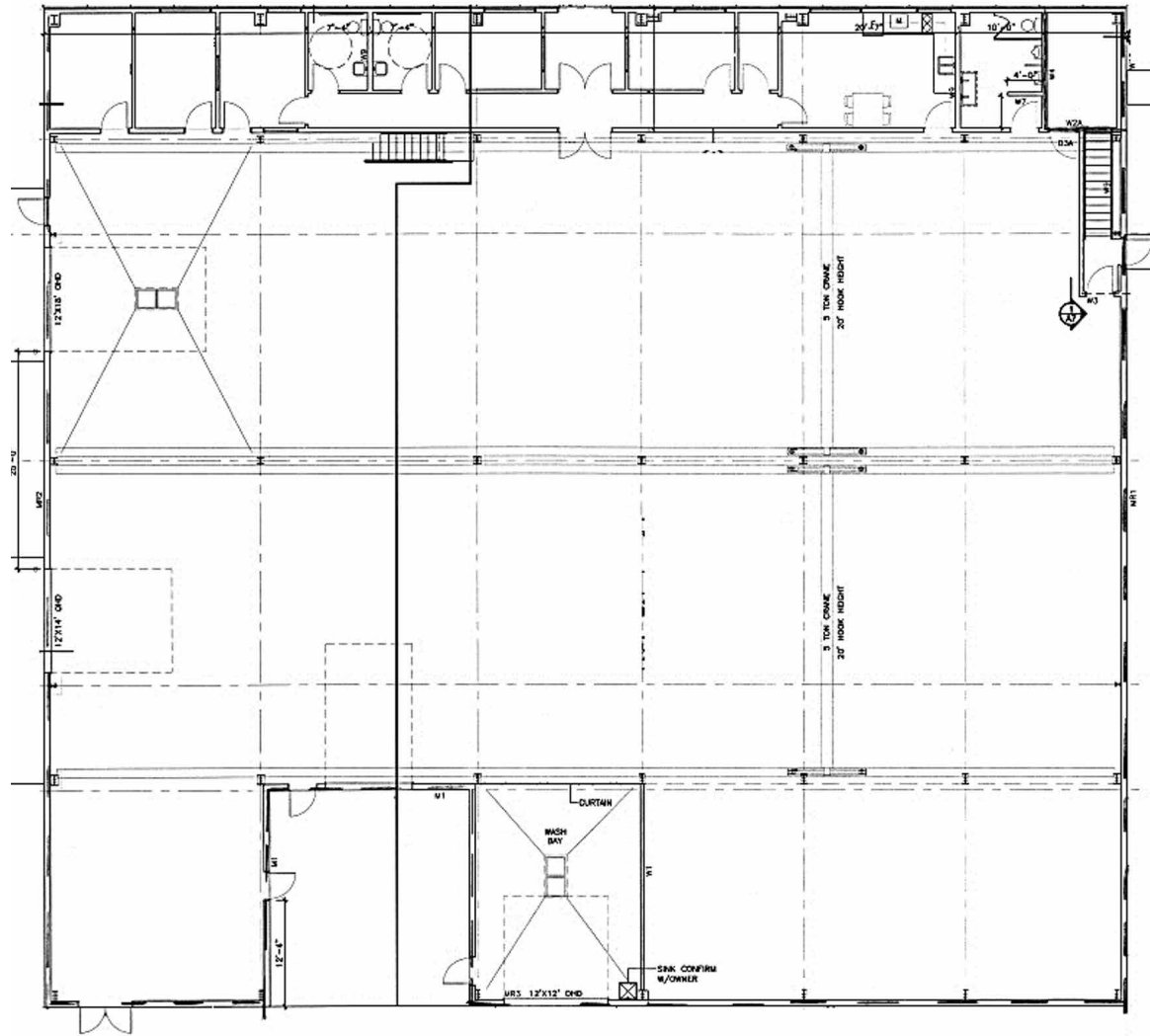
\$3,400,000

## AERIAL VIEW





# FLOOR PLAN



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