

PRICE REDUCED



TITAN BUILDING

10358 - 172 Street, Edmonton, AB

HIGH QUALITY ATTRACTIVE SPACE | EXCELLENT OWNERSHIP OPPORTUNITY

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PROPERTY DETAILS

LEGAL ADDRESS	Plan 8021656, Block 10, Lot 13
YEAR BUILT	1979
ZONING	IB (Industrial Business Zone)
BUILDING SIZE	Main Floor: 3,200 SF Second Floor: 3,200 SF TOTAL: 6,400 SF
LOT SIZE	12,003 SF
FURNITURE	Negotiable
PARKING	20 surface stalls
PROPERTY TAXES	\$26,285.95 (2024)
REDUCED SALE PRICE	\$1,200,000.00



PROPERTY HIGHLIGHTS

Strategically located in a well-established commercial hub of West Edmonton, this property offers exceptional accessibility via Stony Plain Road, 178 Street, and 170 Street. Ample on-site parking is available for both staff and visitors.

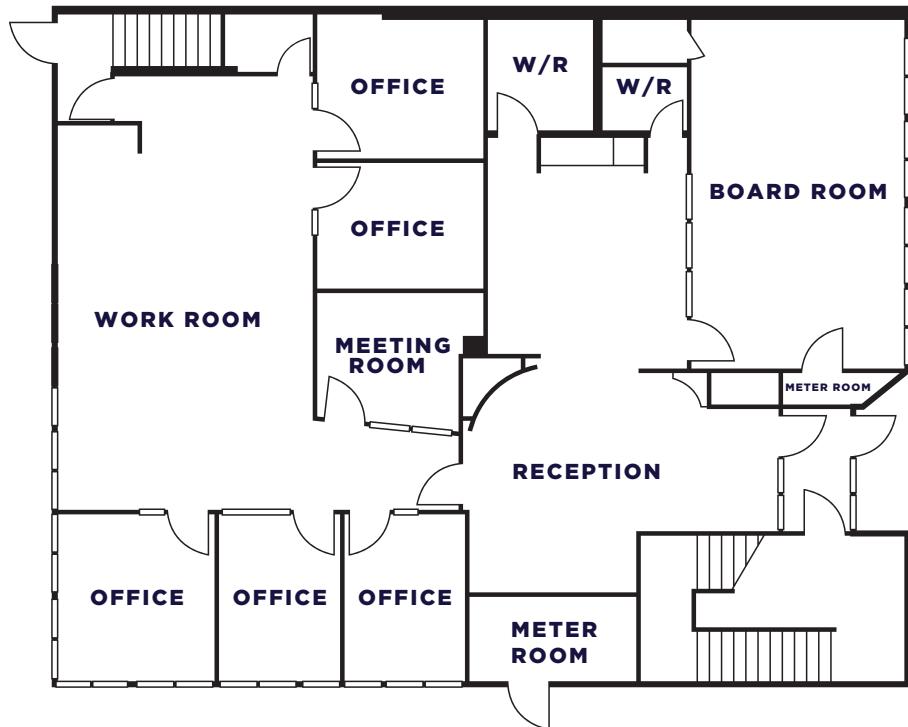
The main floor features a modern, secure front entrance leading into a welcoming reception area that controls access to both levels. This floor includes several private offices, a glass-enclosed boardroom, open workspaces, a lounge/lunchroom, private washrooms, and dedicated utility rooms.

The second floor boasts a bright and functional layout, including a spacious open work area, glass-walled breakout room, a kitchen, large private offices, and oversized washrooms complete with showers.

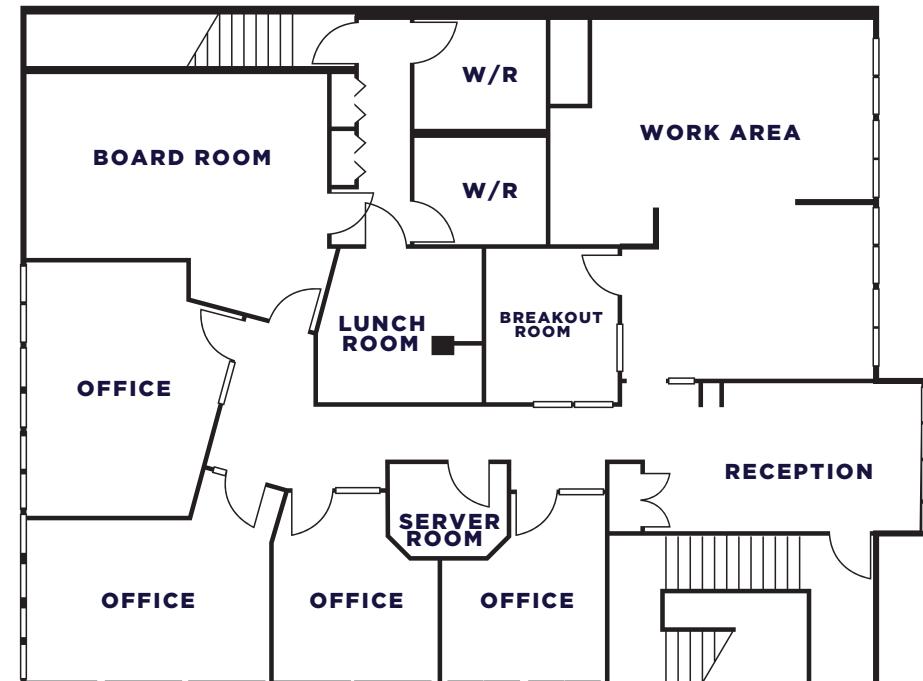
Recent upgrades include a new roof and HVAC systems, ensuring long-term comfort and operational efficiency.

FLOOR PLANS

MAIN FLOOR: 3,200 SF



SECOND FLOOR: 3,200 SF



AERIAL VIEW

