



## 3743 69 Avenue Edmonton AB

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Newer concrete block building with 22' clear ceilings, drains and large 12' x 14' door. This is a 3,000 sf commercial condo that is 30' wide and 100' long. The front is developed with 2 offices, large reception, bathroom for the offices and a second washroom for the shop. The office space is approximately 30' by 20' with forced air heating and central AC. The mezzanine has a small kitchenette, is currently an open space which could be developed into more offices, staff room etc. The shop is approximately 30' by 80' with hanging heater. All furnaces, AC, HWT and hanging heaters were replaced within the past 5 years. Concrete aprons at the back door with lots of yard space. The Condo Bylaws don't allow for any repair shops (Mechanical or Auto Body).

Listing Presented By:



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