



Edmonton Alberta

\$2,250,000

Fantastic opportunity to purchase a top quality industrial office building with over 2,000SqFt warehouse with 3 adjoining lots providing for an immediate development or expansion. This property consist of a total of 5,547SqFt of rentable area. Located in the well-positioned Kennedale Industrial Park.. 5,547SqFt quality build, high-end showroom situated on 0.38 acres with an additional adjoining 0.27 acres available. Ample yard space providing a favourable site coverage ratio of +20% with the additional land.Quick access to Yellowhead, Fort Road, 50th Street, 137 Avenue and Anthony Henday.Utilization of warehouse mezzanine and basement square footage in addition to the 5,547SqFt. Fully encased concrete bunker room located in basement. Some improvements over the last 3 years:- New perimeter fence surrounding the property with security gate- Some new concrete sidewalk on side of building- Overhead door expanded to 16ft high- 3 adjoining lots have loads of gravel packed down- Security camerasExcellent deal for any business or investor owner! (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX River City



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