



## Edmonton Alberta

\$1,839,315

Where best-in-class industrial development meets functionally creative design, Element Business Centre presents a rare opportunity for industrial ownership. Developed by Beedie with investment-grade quality, this project is thoughtfully designed for long-term performance and success. This move-in ready unit showcases 26' clear, sky-lit ceilings that flood the space with natural light, complemented by high-efficiency LED lighting and energy-conscious features throughout. Built with durable pre-cast concrete construction, ESFR sprinkler systems, and a 6" reinforced concrete slab, the property delivers both safety and structural excellence. Operational efficiency is enhanced with a combination of dock and grade loading, including dock-levelers with 40,000 lb capacity, along with ceiling fans near loading areas for improved air circulation. The unit is fully serviced with 200-amp power, gas-fired unit heaters, and fibre optic connectivity, ensuring it's ready for modern business needs. Additional highlights include exceptional signage exposure along 184 Street, pre-built mezzanine potential, and dedicated parking. With a functional layout, premium specifications, and thoughtful design, this unit offers an ideal environment for businesses seeking efficiency, visibility, and long-term value.

(id:6769)

Listing Presented By:



Originally Listed by:  
ComFree



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.