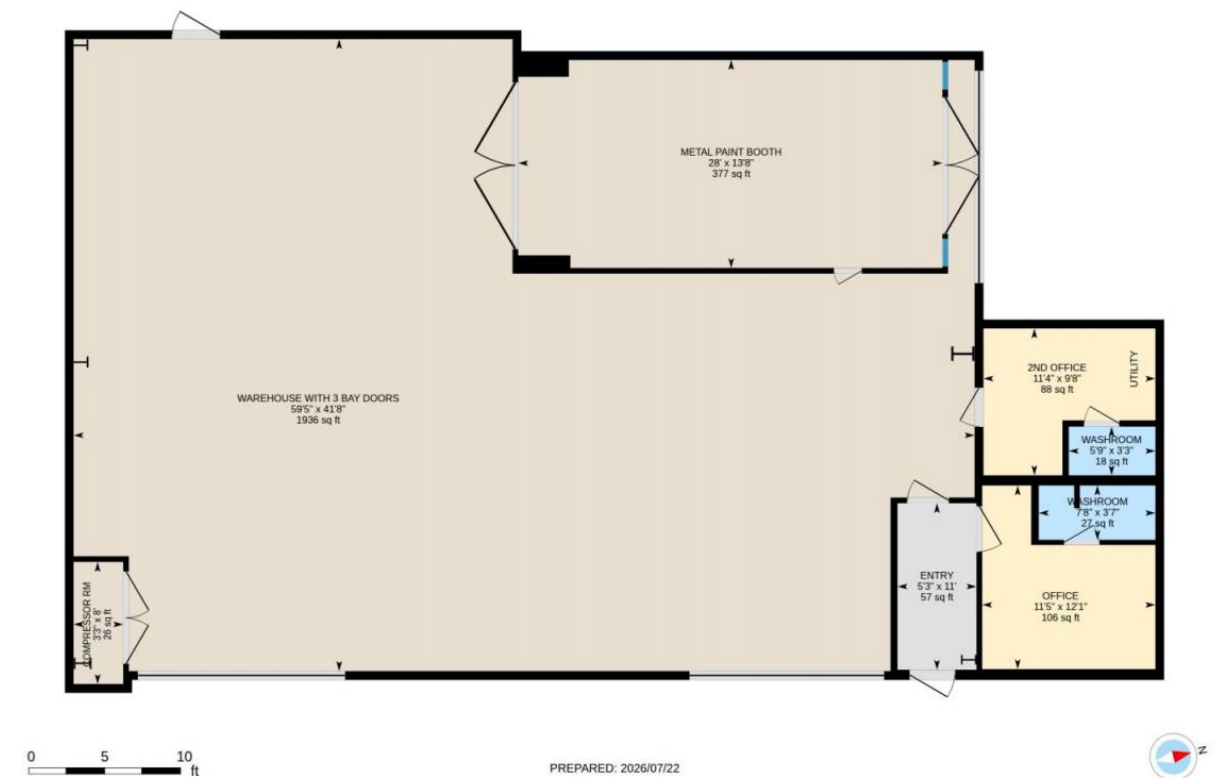




White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$715,000

Rare free standing industrial /autobody facility with secured yard storage. Premium high visibility location on 127 Ave with great access to Yellowhead corridor. Free standing 2,700 sq metal building with insulated metal roof, steel beams and steel supports throughout plus 3 grade level O/H bay doors. Built in 1983. Large asphalt parking lot at front. Premium storage capacity for vehicles & equipment. Approx 6,500 sq of parking lot & yard space. 2 Bay doors at front are 12 wide x 10 high. 3rd Bay door from metal paintbooth opens to concrete pad & side lane. Includes air compressor in enclosed room. 2 offices with bathrooms. O/H gas heater under 3 years, upright gas furnace & hot water tank approx 6 years. Ceiling height approx 11 to 12. Concrete floor in shop with grated floor drain. 2 exhaust fans & 3 phase power. Private chain linked yard at rear with 2 drive through gates + large storage shed. Perfect for auto body, detailing, storage facility, car lot, warehouse with offices, etc. (id:6769)

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

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