

**NO PHOTO AVAILABLE**

**For more photos &  
information, please  
contact me.**

## Edmonton Alberta

\$10

Opportunity for owner/user with existing income stream. Just minutes from downtown and north central Edmonton. Immaculate warehouse and office space. Office layout includes a mix of private offices and open workspaces (33% office, 66% warehouse). Clean environmental assessments. Individually metered units. Available for Lease: 9,503 sq.ft. Additional 3,856 sq.ft.? of second-floor office space available for lease (negotiable). Other Property Types: Industrial Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Colton Colquhoun Appointment Phone: 780-830-9120 Lease Operating Costs Included: Property Tax, Insurance, Common area maintenance Paragon Listing ID: E4425032 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



**RE/MAX River City**

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