



## Edmonton Alberta

\$350,000

1560 Square ft 25 Foot ceiling Radiant natural gas heating 14x16 ft overhead door Encroaching into this unit is the condo buildings' utility / meter room. It was allowed for this unit to build a custom mezzanine level floor above that utility room, which adds roughly an additional 200 Square ft of usable space not included in the formal sq ft definition of this unit Separately metered utilities, with 125-200 AMP, 3 Phase with Step Up Transformer Professionally finished flaked epoxy flooring 8x6 Bathroom with toilet, hot water heater, sink and a small mezzanine area built on top of the bathroom Utility sink 4 independent 6x7 ft storage rooms, each with their own locking doors This unit had been used as a storage warehouse for collector cars, and an RV trailer (id:6769)

Listing Presented By:



Originally Listed by:  
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