



Edmonton Alberta

\$676,000

This prime commercial space offers an exceptional opportunity in a highly accessible location with quick and convenient access to St. Albert Trail, Anthony Henday Drive, and Yellowhead Trail. Spanning over 3,200 square feet across two levels, the unit is currently in shell condition and features a washroom rough-in, HVAC system, and radiant heat. A separate entrance to the second floor allows for flexible use, including the potential for multi-tenant occupancy or distinct operational areas. The property is equipped with multiple voltage 3-phase power, accommodating a variety of business needs. Zoned BE (Business Employment Zone), this space supports a wide range of permitted uses such as indoor storage, retail stores, fitness facilities, indoor playgrounds, warehouses, laboratories, and professional offices. Available for sale or lease, this versatile space is ready to be customized to suit your business vision. Seller FINANCING available. (id:6769)

Listing Presented By:



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Century 21 Masters



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