

**NO PHOTO AVAILABLE**

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

## Edmonton Alberta

\$8

o Main floor can accommodate a wide variety of users, which contains a high end show room, kitchenette, and warehouse  
o Second floor open area and multiple offices with windows  
o One 12' x 14' Grade loading door  
o Existing air makeup unit within the warehouse space  
o Easy access from Yellowhead Trail, St. Albert Trail and a large residential population nearby  
Other Property Types: Industrial  
Ownership Interest: Private  
Seller Rights: No  
Appointment Name: Derek Claffey  
Appointment Phone: 587-635-2478  
Lease Operating Costs Included: Building insurance, management fees, common area maintenance and property taxes  
Paragon Listing ID: E4436955 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



**RE/MAX River City**

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