



## Edmonton Alberta

\$405,000

Offered for sale at an affordable \$405,000 and available for possession at the beginning of August, this exceptional end-unit industrial condo at 14641 119 Avenue NW in Edmontons Dominion Industrial area presents a rare opportunity for owner-operators and investors alike, combining an unbeatable location with a versatile workspace that makes far more financial sense than continuing to pay rent on a comparable commercial space. Situated just one block north of 118 Avenue, this property offers effortless access to 149 Street and the Yellowhead Trail, providing seamless connectivity for logistics, distribution, and client accessibility. Unlike interior units, this end-unit position offers additional privacy. The unit spans 2,345 square feet, with a 1,670-square-foot main floor complemented by a 675-square-foot second-floor office that features two private offices and a large open area, offering excellent flexibility to accommodate administrative work, meeting space, or additional storage as your business needs evolve. The soaring 24-foot ceiling height and substantial 12-foot by 14-foot overhead door accommodate a wide variety of industrial uses, from equipment storage to light manufacturing, while the 200-amp three-phase power, floor drain, washroom, overhead heater, and two ceiling fans ensure the space is functional and comfortable year-round. Individually metered utilities provide cost control, and the IM zoning supports a broad spectrum of permitted uses. The competitive \$405,000 asking price positions this property for a quick sale, offering exceptional value that is hard to beat compared to ongoing lease obligations. This self-managed complex features super low condo fees, adding to the overall affordability and investment appeal. Whether you are expanding operations, establishing a new business headquarters, or seeking a solid industrial investment, this unit ...

Listing Presented By:



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