



## Edmonton Alberta

\$8,750,000

Opportunity to purchase a 59,273 SF? office/warehouse on 5.6 AC? with 9,712 SF? of office space and 49,561 SF? of warehouse, featuring multiple dock and grade loading doors, drive-through access, a wash bay, heavy power, and a makeup air unit. The property offers potential lease income, a clean Phase 1 ESA (Dec 2025), excellent access to major routes, and ongoing improvements--please inquire for tenancy details and upgrade plans. (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



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