



Edmonton Alberta

\$2,100,000

Exceptional Industrial property with fast access to Henday in Winterburn East. IM Zoned, potentially perfect for transportation, distribution, oil field, autobody / repair, hauling, storage, manufacturing, construction, servicing / testing, cannabis production / distribution & more. MAIN BUILDING: 8124 ft² main floor includes 5680 ft² industrial space with radiant heat & multiple sumps. Over 2400 ft² of office space (w forced air). Over 1220 ft² mezzanine (storage / low ceiling not included in total ft²). The 8 grade doors are: 3 @ 12'6h x 12'w (1 with hydraulic lift) with a max ceiling height of 13'11, and estimated clear height of 12', and 5 @ 13'11h x 11'11w; max ceiling height is 15'11, estimated clear height of 14. HEATED & INSULATED QUONSET is 4,618 ft², (exterior) with forced air heat. Exterior shell is 19 (+/-) wide / 4000 ft² (+/-) interior. It's 4 grade doors are 13'11h x 11'11w. Max interior center ceiling height of 273. Yard has large paved and gravel areas. (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Challenge Realty

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