



## Edmonton Alberta

\$14,495,000

The Certified Business Centre offers 43,809 sq.ft. of space on a 4.32-acre site, including 2.0 acres of surplus developable land. The property consists of three units, two of which are leased, with 19,300 sq.ft. available for owner/user occupancy. Built in 2017, the building includes modern features such as a rooftop patio, upgraded roof, ESFR sprinkler system, and LED lighting. The site has three grade loading doors and one dock door with a leveller. Zoned EIB, the property is located in the Summerside node with access to QEII, 91 Street, and Nisku Spine Road. 19,300 sq.ft. is available for lease. Other Property Types: Industrial, Office

Subject Space Width: 160  
Ownership Interest: Private  
Title to Land: Fee Simple  
RPR Survey Available: No  
Seller Rights: Yes  
Appointment Name: Ryan Brown  
Appointment Phone: 780-964-8624  
Paragon Listing ID: E4432091  
(id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



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