



## Edmonton Alberta

\$12

Very well located on grade 2250sq rear bay with 18 and 8 bay doors, between Gateway and Calgary Trail on 56 Ave in the heart of South Edmonton. The rear bay is fenced and gated with 24 hour access. There are two offices, 2 bathrooms, 33x 50 shop with 19 ceiling. Zoned medium Industrial. The building received a new roof in 2025. Great for storage or a variety of businesses. Landlord is open to a three year or longer lease. The complex has one Auto Mechanic/Tire Shop and is not seeking another. Hard to find small bay in a prime area for ~\$3000 a month. Available August 2026. (id:6769)

Listing Presented By:



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