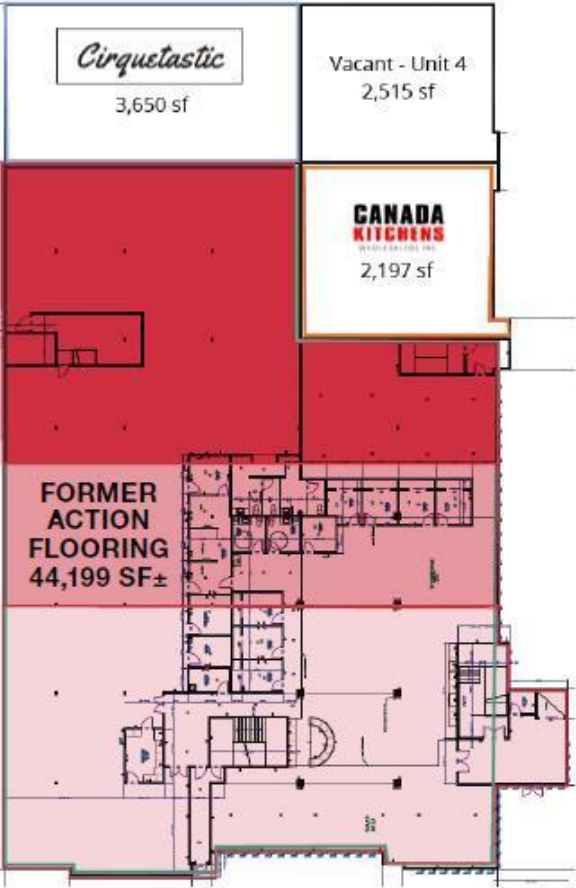


FIRST FLOOR



Edmonton Alberta

\$13,995,000

Court Ordered Sale. The Former Action Flooring Building offers 57,593 sq.ft.? on a 4.22? acre site, including 1.64? acres of development-ready land. The property is comprised of small and mid sized bays offering developed office, retail showroom and warehouse space with 4 Dock level loading Doors and 6 Grade level loading doors. This property offers an exceptional opportunity for an owner-user to occupy a portion of the premises while leveraging the remaining space to generate additional revenue. The surplus areas present versatile possibilities, including leasing to tenants for steady income or potentially subdividing and condominiumizing the property to maximize its value and market appeal.Other Property Types: Industrial,RetailSubject Space Width: 140Ownership Interest: Judicial SaleTitle to Land: Fee SimpleRPR Survey Available: NoSeller Rights: YesAppointment Name: Vincenzo CaputoAppointment Phone: 780-436-7624Paragon Listing ID: E4421211 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



RE/MAX River City

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Edmonton, AB, T5L4P6

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