

**NO PHOTO AVAILABLE**

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information, please  
contact me.**

## Edmonton Alberta

\$5,700,000

An incredible large multi-tenant building in the high-traffic Edmonton Business & Development Park. 38,166? sq. ft. with 33,096? gross leasable space complete with wet lab and dry lab space, mixed office & meeting rooms, and logistics/storage. Excellent location with high visibility & high quality tenants and organizations in and around the development. Other nearby influences include neighbouring South Edmonton Common and easy access to the Anthony Henday Drive. Building has great parking with 132 energized stalls to the front and rear. Easy access with multiple entry/exit points around the building. Building contains large loading dock w/ overhead door, and heavy electrical capabilities. Tenants are mixed with an average lease term of 1.33 years remaining. Property has ability to construct another building between 9,200 sq. ft. - 13,800 sq. ft. to the south of existing building. (id:6769)

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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