



Edmonton Alberta

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Looking for a solid industrial bay with the right bones? 9624 45 Ave delivers! This IM-zoned unit delivers 2,970 sq ft of main floor space plus a 730 sq ft open mezzanine, all on a 1.12-acre site with a gated shared yard and 6 assigned stalls. Inside, you'll find a clean front office with reception, two private offices, A/C, and two washrooms -- plus a shop built for real work: grade level 12 x 14 overhead door, double compartment sump, and dual 208V/100A 3-phase power services. A practical, move-in-ready option for contractors, trades, distributors, or light industrial operators. (id:6769)

Listing Presented By:



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Exp Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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