Edmonton Alberta

$225,000

This 913 sq.ft. (15 x 62) industrial bay offers a unique opportunity in the Southworks Centre. Constructed with durable concrete block walls, the unit currently features a front man door with windows--ideal for office or showroom use--but can accommodate an overhead door if needed. There is a 2 piece bathroom. The roof was replaced in 2015, adding peace of mind for future owners. Zoned IH (Major Industrial), this space is well-suited for a variety of heavy industrial uses including manufacturing, storage, distribution, repair, and more. IH zoning supports operations that may produce nuisances like noise, odour, or emissions, making it a rare find for businesses requiring separation from commercial or residential areas. Ideal for users in manufacturing, logistics, or equipment services. And low condo fees! $139.04/month. Don't miss this versatile and affordable industrial footprint in a well-established complex.Other Property Types: IndustrialOwnership Interest: PrivateTitle to Land: Fee SimpleRPR Survey Available: NoSeller Rights: NoAppointment Name: Brent MacIntoshAppointment Phone: 780-445-0091Paragon Listing ID: E4444303 (id:6769)

Listing Presented By:

Originally Listed by:
REMAX River City

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