



Edmonton Alberta

\$459,000

Welcome to Rosedale Industrial in Southwest Edmonton--an established complex offering functionality and value. This versatile industrial bay features a front office/showroom with a man-door entrance, windows for natural light, a 2-piece bathroom, and storage--ideal for client-facing space or administration. The spacious warehouse is designed for operations of all kinds with a 12-foot overhead garage door, excellent ceiling height, open floor area for equipment or inventory, plus a hot water tank and washing machine for added utility. Built with durable concrete block walls, the unit also had its roof replaced in 2015, providing long-term peace of mind. Monthly condo fees are just \$266.86, keeping operating costs affordable. Zoned IH (Heavy Industrial), the property supports a wide variety of uses such as manufacturing, logistics, distribution, storage, and repair services. A smart investment for businesses seeking space in a convenient South Edmonton location. Other Property Types: Industrial Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Gillian Appointment Phone: 780-850-2636 Paragon Listing ID: E4458677 (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty



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