



## Edmonton Alberta

\$1,250,000

You are probably open to finding 'The Unique Industrial Investment Value' of this summer. 'Just listed! Be in the 1st group to view, before Your offer, as soon as Your schedule allows. Superb, central location. Excellent access; only 1/2 block to & from 99 st. for Your trucking, & traffic. Very substantial (overbuilt), concrete block building with open span engineered, wood ceiling beams. You will appreciate this design flexibility, as You settle into Your new location. You'll find configuring this voluminous space to Your usage is inexpensive, IF You change anything. 2 large, logistically sound, grade level north access loading doors. 'Upgraded electrical services, check it out ! There are no major costs to surprise You here. 'Roof replaced,etc. There are multiple forced air furnaces and ducting for materials safety & staff comfort. To be purchased with the lot (E3335287) contiguous to the west, lot 30 OT, \$150,000. 3 Lots 35mX39.6m=1386m2 or almost 15,000 sq ft. Photos, measurements, next week. (id:6769)

Listing Presented By:



Originally Listed by:  
Exp Realty



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