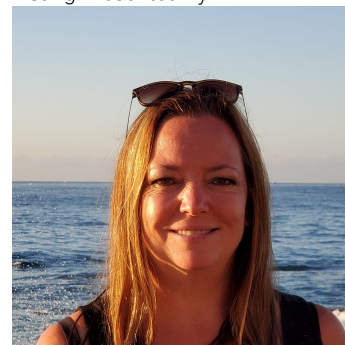


Edmonton Alberta

\$17

The Certified Business Centre offers 43,809 sq.ft. of space on a 4.32-acre site, including 2.0 acres of surplus developable land. The property consists of three units, two of which are leased, with 19,300 sq.ft. available for owner/user occupancy. Built in 2017, the building includes modern features such as a rooftop patio, upgraded roof, ESFR sprinkler system, and LED lighting. The site has three grade loading doors and one dock door with a leveller. Zoned EIB, the property is located in the Summerside node with access to QEII, 91 Street, and Nisku Spine Road. 19,300 sq.ft. is available for lease. Other Property Types: Industrial, Office. Subject Space Width: 160. Ownership Interest: Private. Title to Land: Fee Simple. RPR Survey Available: No. Seller Rights: Yes. Appointment Name: Ryan Brown. Appointment Phone: 780-964-8624. Lease Operating Costs Included: includes common area maintenance, property taxes, building insurance and management fee. Paragon Listing ID: E4432091 (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)
homes4u@corinneoneil.com