



13630 159 Street Edmonton AB

\$5,995,000

24,000 sq.ft.? office/warehouse on 2.84 acres available for sale. Currently demised in 3 potential tenancies. Great showroom opportunity with 5 grade loading sunshine doors in the front of the building. Brand new high quality construction, efficient building with R60 exterior walls, radiant heat and LED lighting. 1 acre of storage yard directly to the South of the building. 79' clearspan in unit one with full make up air in place. Exposure to 137 Ave with easy access to St. Albert Trail, 156 Street and 170 Street

Listing Presented By:



Originally Listed by:
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