



## 1431 70 Avenue Edmonton AB

\$2,700,000

o Office Plan (total 7,046 sq.ft.): Main floor office area (3,523 sq.ft.) includes various functional office spaces, washrooms, staff area, reception and board room plus built out mezzanine with additional 3,523 sq.ft. of similar office calibre improvements/design. o Warehouse Features: 7,335 sq.ft. shop area with 16+' ceiling height. o Location: The site is strategically located in the Maple Ridge Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2 o Loading: (2) 14'x14' drive through and powered loading doors with ability to have 2 driveways into the yard area o Site Size: Only 11.5% site coverage ratio allows for future building expansion or ample secured/gravelled yard storage (1.44 acres?).

Listing Presented By:



Originally Listed by:  
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