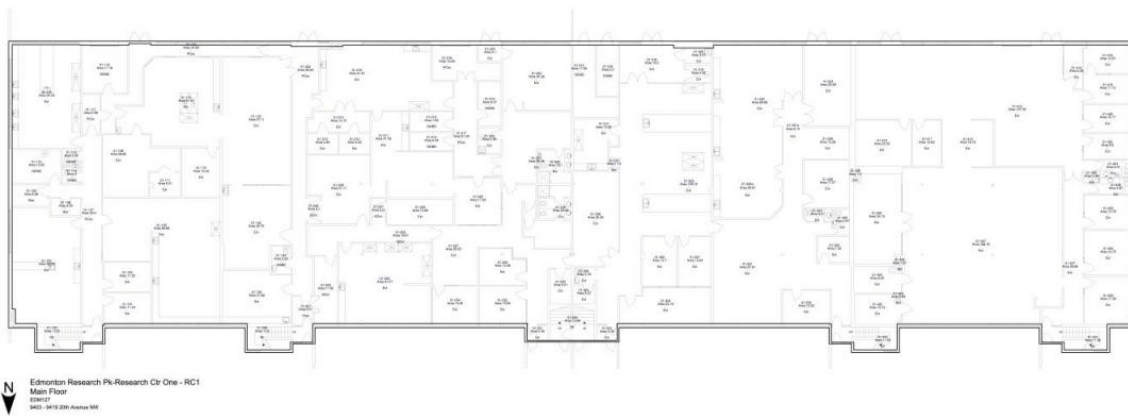


Edmonton Alberta

\$4,950,000

A premier multi-tenant asset situated in the bustling Edmonton Business & Development Park. Spanning 38,166? sq. ft. with 33,096? sq. ft. of leasable area, the site features wet and dry labs, professional offices, and logistics hubs. The property attracts high quality tenants and offers exceptional visibility. Its prime location provides quick access to Anthony Henday Drive and the amenities of South Edmonton Common. The facility includes 132 energized parking stalls and multiple access points for seamless traffic flow. Functional highlights include a large loading dock with an overhead door and robust heavy electrical service. While existing leases offer stable diversity, there is significant upside via a potential 9,200-13,800 sq. ft. expansion on the south portion of the lot. Currently operating with a 98% occupancy rate. (id:6769)

Listing Presented By:



Originally Listed by:
Rimrock Real Estate



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