



# Edmonton Alberta

\$2,300,000

A rare opportunity to acquire a freestanding 7,500 SF industrial building on a fully serviced 1.37 acre site in Edmontons tightly-held Northwest/Central submarket. Built in 2007 of durable steel construction with a 15 clear height and grade-level drive in loading, the property is ideally configured for owner-users in transportation, contracting, fabrication or service-and-supply. Brand new HVAC system, heating system, and brand new exhausted system throughout the shop. The building offers 6,000 sq ft shop, with 1500 sq ft of office space with great frontage. With only 10% site coverage, the expansive secured yard delivers exceptional laydown, parking, and future expansion potential - a combination of building quality and surplus land that rarely trades in this market. (id:6769)

Listing Presented By:



Originally Listed by:  
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