



## Edmonton Alberta

\$4,380,000

Exceptional commercial property with a sprawling land size of 3.56 acres. Boasting a vast shop and office area spanning over 12,000.00 square feet. This property is equipped with a truck wash bay , four drive through truck repair bays and a bay for storage and parts. The shop area has 11, 14' overhead doors and epoxy coated floor. Makeup air system and has separate lines for compressed air, water and oil. The office area offers comfort with air conditioning, luxury vinyl plank flooring, ample windows, and soundproof separation from the shop. All the light fixtures in office, shop and yard are LED. An ideal space and location for a heavy duty truck repair business with additional revenue from a large truck wash bay, plus increase your profits even more by leasing semi truck owners large parking stalls! (id:6769)

Listing Presented By:



Originally Listed by:  
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