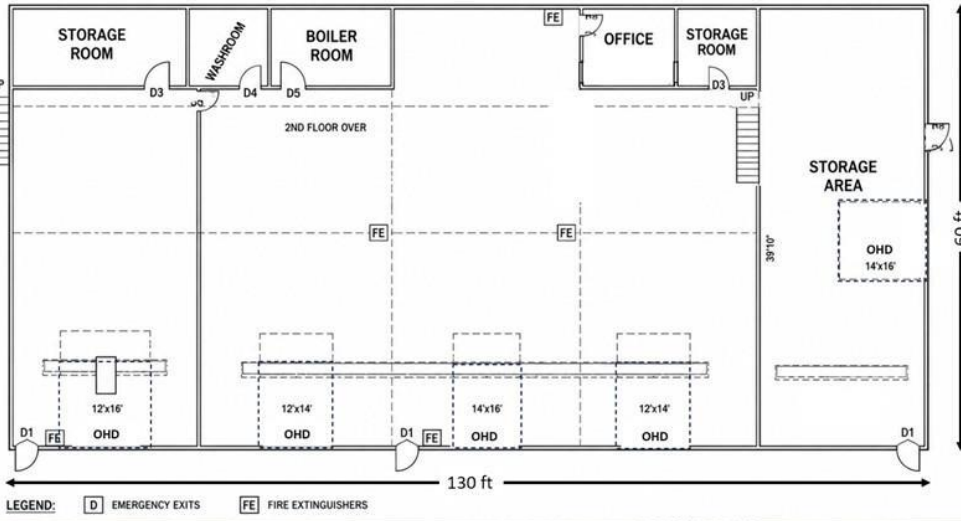




11544 154 St SHOP



# Edmonton Alberta

\$8,500,000

Tremendous Flexibility & Potential in this Rare Opportunity to acquire a 4.4 Ac IM zoned lot with 2 Industrial buildings totaling 31,000~ f2 & 1 Office Building @ 8200~ ft2 in the heart of Central West Edmontons industrial area! The site offers: 300 ft frontage on 156 St, a depth of 602 ft, paved & gravel yard, all secured by a 6-foot chain link fence. THE OFFICE (c.2006): Two story brick, 8200~ sq ft, ideal for head office, admin/multi-department operations. THE SHOP (c, 2008), 60 ft x 130 ft - 7800~ sq ft plus 1200~ sq ft mezzanine, CO2 monitoring & ventilation, concrete block construction with 5 overhead grade doors: 2 @ 14 ft w x 16 ft h2 @ 12 ft w x 14 ft h1 @ 12 ft w x 16 ft h Ceiling clearance 19.5 ft THE WAREHOUSE: (c. 1973), 22,000~ sq ft, metal clad, +1200 ft2 mezzanine with 4 overhead grade doors: 1 @ 19.5+ ft w x 14 ft h1 @ 19.5+ ft w x 12 ft h1 @ 19.75 ft w x 13.3 ft h1 @ 16 ft w x 14 ft h16+ -20 ft ceiling heights suited for warehousing, fabrication, logistics, or industrial operations. Power is 400A, 120/208V as per EPCOR, All details to be confirmed by Purchaser (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://www.jfsells.com/>



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