



## Edmonton Alberta

\$3,750,000

o Owner-User/Investment opportunity featuring 23,645 sq.ft.? situated on 0.98 Acres;o 6 grade level overhead doors providing efficient loading;o Monthly rental income in place with the potential for vacant possession;o Fibre Optic service;o 21'9" clear ceiling height ideal for warehousing, manufacturing and distribution;o Sprinklered (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

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



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