



Edmonton Alberta

\$2,850,000

Configuration: The building is demised and condominiumized to accommodate multiple occupant(s) or a single user seeking the ability to expand or sell bays independently. **Functionality:** The property can cater to a wide variety of light to medium industrial applications. **Possession:** Up to 8,493 SF available (Bays 2 through 5 contiguous). **Loading:** (7) 14x12 grade loading with ability to have 2 driveways into the yard area. **Site Size:** Only 19% site coverage ratio allows for future potential building expansion (North) and ample secured/gravelled yard storage (1.65 acres). **Location:** The site is strategically located in the Maple Ridge Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2. **Possession:** Bay 1: June 1, 2026; Bay 2-5: Within 30 days of closing (id:6769)

Listing Presented By:



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