



## 1320 77 Avenue Edmonton AB

\$2,850,000

o 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. o Functionality: The property can cater to a wide variety of light to medium industrial applications o Possession: Up to 8,493 SF available (Bays 2 through 5 - contiguous) o Loading: (7) 14'x12' grade loading with ability to have 2 driveways into the yard area o Site Size: Only 19% site coverage ratio allows for future potential building expansion (North) and ample secured/gravelled yard storage (1.65 acres?). o 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

Listing Presented By:



Originally Listed by:  
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