



## Edmonton Alberta

\$999,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. This exceptional commercial property, situated on a 0.47-acre lot, offers 8,000 square feet of versatile space, making it an ideal location for a variety of businesses. The property features a spacious warehouse area, office spaces, a reception area, lunchroom, and updated washrooms. Recent renovations have enhanced the entire space, including new flooring, fresh paint, and energy-efficient LED lighting throughout both the office and warehouse. The property is equipped with high power capacity (400 Amps, 240V), supporting the needs of demanding operations, and the 12' ceiling clearance provides ample room for storage, production, or other specialized tasks. The 10' bay door clearance allows easy access for deliveries, large equipment, or vehicles, making this space well-suited for businesses such as millwork workshops, mechanics, custom car showrooms, manufacturing, or distribution companies. (id:6769)

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)