



## Edmonton Alberta

\$8,750,000

Opportunity to purchase a 59,273 SF? office/warehouse on 5.6 AC? with 9,712 SF? of office space and 49,561 SF? of warehouse, featuring multiple dock and grade loading doors, drive-through access, a wash bay, heavy power, and a makeup air unit. The property offers potential lease income, a clean Phase 1 ESA (Dec 2025), excellent access to major routes, and ongoing improvements--please inquire for tenancy details and upgrade plans. (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.