



## Edmonton Alberta

\$2,750,000

18,869 sq.ft. comprised of 14,128 sq.ft. main floor and 4,741 sq.ft. second floor office, for a total main building size of 18,869 sq.ft. 760 sq.ft. storage building included in sale. Fenced and secured parking lot or storage area. Recessed dock loading and three 12' x 12' grade loading doors. Second Floor was extensively renovated in 2015 and includes reception, 5 offices, boardroom, large bullpen area, lunchroom and washrooms. Has easy access to 156 Street and Yellowhead Trail and close proximity to public transportation. 3 phase industrial power (to be confirmed by buyer). Ceiling height of 14' - 16' clear span. Other Property Types: Industrial, Office. Subject Space Width: 101. Ownership Interest: Private. Title to Land: Fee Simple. RPR Survey Available: No. Seller Rights: No. Appointment Name: Chad Griffiths. Appointment Phone: 780-436-7414. Paragon Listing ID: E4375562 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

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

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