



## Edmonton Alberta

\$384,488

INDUSTRIAL CONDO WAREHOUSE FOR SALE! An incredible opportunity to own a well-equipped industrial condo warehouse in EDMONTON's high demand WEST END. Conveniently located with easy access to Yellowhead Trail, 170 Street and Anthony Henday. This space is ideal for \* STORAGE & WAREHOUSING, \* MANUFACTURING & PRODUCTION, \* AUTOMOTIVE REPAIR & DETAILING, \* GENERAL CONTRACTORS & TRADES, \* BREWERIES & DISTILLERIES. The property highlights are: size, approximately 2000 sq ft. (70ft X27ft) +280 sq ft mezzanine, office, reception & bathroom included, fully functional workspace, 12' X 14' powered overhead door for loading and unloading. 220 amp power -supports heavy-duty operations, hot water tank & forced air heating, 1.5 water line & sump pump. PLEASE NOTE, THE BUSINESS IS NOT FOR SALE - only the building is available for purchase. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Leading

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