



## Edmonton Alberta

\$2,100,000

Exceptional Industrial property with fast access to Henday in Winterburn East. IM Zoned, potentially perfect for transportation, distribution, oil field, autobody / repair, hauling, storage, manufacturing, construction, servicing / testing, cannabis production / distribution & more. MAIN BUILDING: 8124 ft<sup>2</sup> main floor includes 5680 ft<sup>2</sup> industrial space with radiant heat & multiple sumps. Over 2400 ft<sup>2</sup> of office space (w forced air). Over 1220 ft<sup>2</sup> mezzanine (storage / low ceiling not included in total ft<sup>2</sup>). The 8 grade doors are: 3 @ 12'6h x 12'w (1 with hydraulic lift) with a max ceiling height of 13'11", and estimated clear height of 12', and 5 @ 13'11h x 11'11w; max ceiling height is 15'11", estimated clear height of 14. HEATED & INSULATED QUONSET is 4,618 ft<sup>2</sup>, (exterior) with forced air heat. Exterior shell is 19 (+/-) wide / 4000 ft<sup>2</sup> (+/-) interior. It's 4 grade doors are 13'11h x 11'11w. Max interior center ceiling height of 273. Yard has large paved and gravel areas. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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