



Edmonton Alberta

\$650,000

Excellent opportunity to own a 4,087 sq. ft. commercial space in the Winterburn Industrial Area. This functional space combines two bays into one and features a reception area, four private offices, two bathrooms, and a rear mezzanine overlooking the drive-in bay, offering additional workspace or storage. The unit includes eight dedicated parking stalls, air conditioning, well water for washing, an 800-gallon cistern for potable water, and a septic tank for waste. The roof was replaced just three years ago, adding to the property's value and peace of mind. Condo fees are \$800/month. Ideally located with convenient access to major transportation routes, this versatile property is well suited for a variety of industrial, commercial, or service businesses. A great opportunity for both owner-users and investors. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://www.sergiosells.ca/>



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.