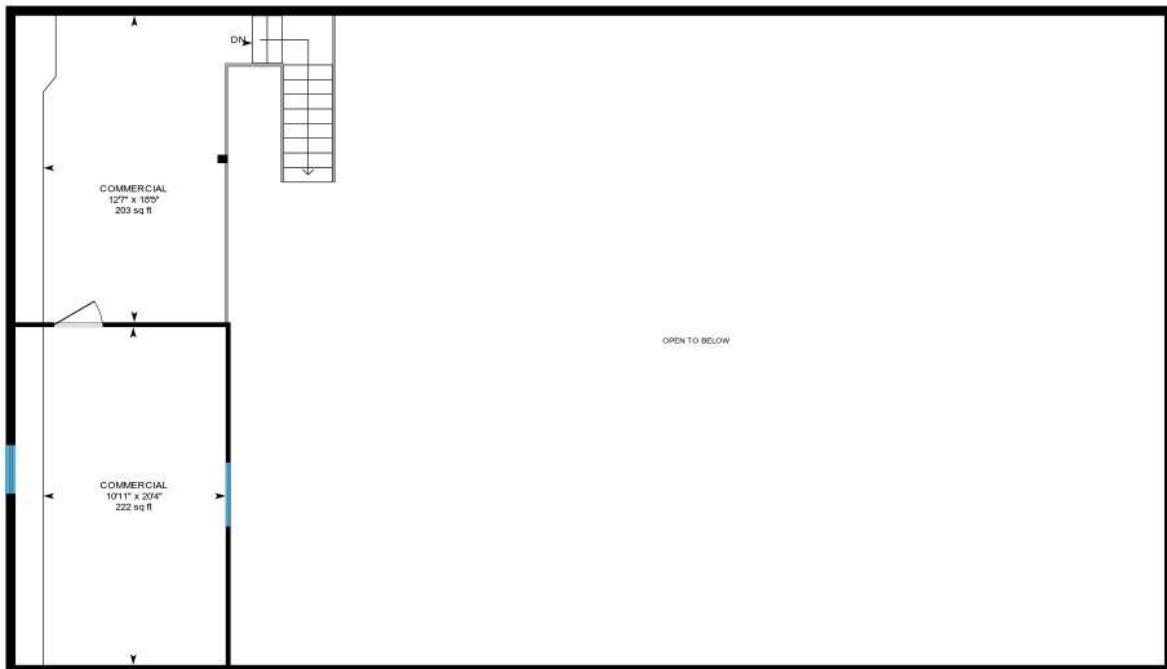


## 22904 110 Ave NW, Edmonton, AB

Loft Exterior Area 124.94 sq ft  
Excluded Area 2622.91 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Edmonton Alberta \$1,225,000

Prime industrial opportunity in the highly desirable Winterburn Business Park. This well-maintained 2,937 sq. ft. industrial building sits on a 1.28-acre fully fenced and gated lot, offering excellent functionality for trucking companies, fabrication, manufacturing, construction, or yard-based operations. The building includes a 440 sq. ft. mezzanine, ideal for additional offices, storage, or a boardroom. Interior layout provides flexible use with shop space, storage areas, and administrative potential. Featuring three overhead doors, the shop provides efficient access for vehicles and equipment. The yard is finished with compacted gravel, allowing for heavy equipment, trailer, or fleet parking. Additional exterior storage buildings provide even more versatility for inventory or equipment management. Zoning supports a wide range of industrial uses, and the property offers easy access to major routes including Anthony Henday Drive, Yellowhead Trail, and Highway 16A. (id:6769)

Listing Presented By:



Originally Listed by:  
Digger Real Estate Inc.

<http://www.teamdigger.ca/>



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