



## St Albert Alberta

\$4,500,000

Once-in-a-market industrial opportunity in one of the region's most coveted business parks. 25,266+ sq. ft. freestanding commercial building on a rare double 2.03-acre lot in the heart of Riel Business Park, St. Albert. Zoned CIS (Commercial Industrial Service), offerings of this size and flexibility in this location are rarely available. Property features 4,000+ sq. ft. of office space, 13 grade-level bay doors, multiple drive-through service bays with washrooms, and dual access points for efficient circulation. East building bays can be leased separately, with rear storage units providing additional rental income--ideal for owner-users or investors. Excellent access to 184 Street and Anthony Henday Drive. A tightly held industrial node offering long-term upside in one of Alberta's most in-demand business parks. (id:6769)

Listing Presented By:



Originally Listed by:  
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