



## St Albert Alberta

\$2,540,000

INVESTMENT OPPORTUNITY! This exceptional 8,050 sq. ft., two-storey multi-purpose commercial building offers three separate addresses and is located in the highly sought-after Campbell Business Park. Constructed with durable ICF (Insulated Concrete Form) construction and finished with stucco and stone, this property delivers long-term efficiency, strength, and outstanding curb appeal. Situated on a 21,800 sq. ft. lot, it also features a large, fully fenced compound, ideal for a wide range of business or investment uses. Interior Features Include: 3,110 sq. ft. of heated warehouse space, 4,940 sq. ft. of high-quality office space, 797 sq. ft. of mezzanine space, 3,500 sq. ft. fenced yard, 3 loading docks with 14 ft. overhead doors, 400-amp electrical service, Rooftop heating and A/C units, Advanced security system, 4 bathrooms + kitchens, 22 parking stalls. The property is set up for three distinct business units, making it ideal for owner-users, tenants, or investors seeking multiple income opportunities. With a functional layout, modern upgrades, exceptional construction quality, and ample yard/parking space, the building supports a wide variety of commercial operations. This is a rare chance to acquire a state-of-the-art, multi-address commercial asset in one of the region's most desirable business parks. Don't miss it! (id:6769)

Listing Presented By:



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Century 21 Reward Realty

<http://c21rewardrealty.com/>



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