



## Edmonton Alberta

\$1,575,000

Located in the heart of Papaschase Industrial, this modern commercial property (built 2000) offers an exceptional opportunity for owners or tenants seeking a fully built-out, ready-to-occupy space that seamlessly blends professional offices with functional shop and workshop areas. Zoned BE (Business Employment), the property supports a wide range of permitted uses including business support services, professional offices, creation/production establishments, equipment rentals (enclosed), general industrial uses, and more--making it ideal for engineering firms, contractors, service companies, or light manufacturing operations. The interior is thoughtfully designed and professionally finished with the following key spaces: -12 private offices for dedicated workspaces or team rooms-Boardroom and separate meeting room for client presentations and internal collaboration-Lobby/admin area with impressive reception for professional first impressions-Server room for secure IT infrastructure-Work room for specialized tasks or storage-Staff room for employee comfort and breaks-3 washrooms for convenience and compliance-Shop and workshop space with direct access--perfect for light assembly, repairs, equipment staging, or production This flexible layout minimizes fit-out costs and allows immediate occupancy, whether you need a headquarters for professional services or a hybrid office/operations hub. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**REMAX Elite**

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