



## 504 65 Avenue Edmonton Alberta

\$2,200,000

Prime Industrial Property in Maple Ridge Situated on approximately 3 acres in the Maple Ridge Industrial area, this property offers unparalleled access and convenience. The site is situated on a loop which allows two entry/exit gates, enabling efficient drive-through capabilities for seamless operations.

**Renovated Office Building**  
Modern Facilities: Recently renovated, the office building includes multiple offices, staff area, kitchen, and two washrooms, ensuring comfort and convenience for you and your team.

**Secure Parking:** Dedicated and fenced employee parking provides security and ease of access.

**Strategic Location**  
Excellent Connectivity: The property boasts easy access to major highways, including Anthony Henday Drive, Whitemud Drive, Sherwood Park Freeway, and 17 Street, facilitating smooth logistics and transportation.

**Versatile Garage**  
Spaceo Ample Storage: Attached to the office building is an approximately (23x44) 1,000 sq. ft. recently painted garage, equipped with heating for all your storage needs.

**Additional Parking:** The large outside garage pad can accommodate up to 4 vehicles, providing extra parking for owners and employees.

**Income-Generating Potential**  
Current Revenue: The property currently rents out 15-20 semi-truck parking spaces on a month-to-month basis, offering additional income.

**Expansion Opportunity:** With the capacity to park 50-70 semi-trucks on site, there is significant potential for increased revenue. This property is ideal for businesses or owner/user seeking a well-connected, versatile, and income-generating industrial space. Don't miss the opportunity to capitalize on this prime location. (id:6769)

Listing Presented By:



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