



Edmonton Alberta

\$3,360,000

Opportunity to build your business in a growing residential area with a Medium Industrial Zone. Approx 27000 sq ft of main floor space, with additional 10,080 Mezzanine with approx 2072 sq ft in basement. Developers have invested & City of Edmonton has cooperated by creating Muttart Xing NW road which now connects 106 A Ave to Stadium Road, very close proximity to Commonwealth Stadium. Building has been updated with roofing, LED lighting, Forced air furnaces & Fully Sprinklered. New development of 366 units next door 32 storey tower plus existing Rohit Stadium Yard development. There are two cranes within the building. 1. 3 ton Richard Wilcox Kito Electric Chain hoist which extends approx 150 ft from front entry OHD to rear of building. Last inspected Jan 1999 and seller has original manuals and documentation. 2. 2 Ton Demag Chain hoist which starts at front OHD and is directed to the east of the building an approx 75 ft. Last Inspected Jan 1999 and seller has original manuals and documentation. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<https://weshenderson.agent.cbignite.ca/>

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