

Upper Floor Exterior Area 2808.35 sq ft
Interior Area 2676.12 sq ft
Excluded Area 20.71 sq ft



0 6 12 ft

PREPARED: 2026/10/06



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$1,150,000

Available for sale or lease, this unique industrial-office property offers approximately 5,500 sq. ft. over two levels and is ideally suited for a construction, engineering, energy services, consulting or field-service company looking for a well-developed operational headquarters. The upper level has a distinctive open-concept feel with 7 private offices, boardroom, kitchenette, washroom and a large central workspace with room for a substantial cubicle setup. The main floor offers a full kitchen, 2 washrooms, 3 large rooms and 2 additional open areas, providing flexibility for offices, training, meetings or operational space. The property offers ample parking along with a secured fenced compound and can be made available fully fixtured for a turnkey opportunity. For lease, the owner is also prepared to consider tenant improvements to adapt the space to the needs of the right occupant. For users requiring a mix of office and shop space, portions of the main floor could potentially be reconfigured and overhead doors reinstalled. Located in an established southeast Edmonton industrial area with convenient access to major arterial routes, this is a versatile opportunity for a business looking to establish its own headquarters, with the flexibility to purchase or lease and tailor the space to its operation. (id:6769)

Listing Presented By:



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