



## 9231 50 Street Edmonton Alberta

\$1,100,000

Click brochure link for more details\*\* Small Bay Industrial Building. 5,748 SF vacant building demised into three units with front-loading amenities. Concrete floor, steel-framed support structure, slopped steel & tin roof, metal cladding exterior finishing. Boiler and various forced air furnaces for increased air handling capacity. Features a 23-foot interior clearance ceiling, upgraded LED lighting, and HVAC systems equipped with boilers and forced air furnaces. BE - Business Employment, allowing for a wide range of industrial and retail uses. This flexibility attracts diverse tenants and aligns with previous IB zoning standards. Located in Eastgate Business Park on 50 Street NW, a bustling industrial-retail hub with significant traffic flow of 22,100 vehicles daily. Conveniently in close proximity to Whitemud Drive, Gateway Boulevard, and the Anthony Henday, offering quick access via short driving distances. (id:6769)

Listing Presented By:



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