



Edmonton Alberta

\$599,000

Strategically located in South Edmonton, this fully developed industrial condo offers 1,957 sq. ft. on the main floor plus a 261 sq. ft. mezzanine. The unit features a professional reception/office area with A/C, two washrooms and a functional open shop with updated LED lighting, 20 ceiling height, 14' grade-level overhead door, sump and 225-amp 3-phase power. Select equipment is included, including a 10,000-lb vehicle hoist, 7 HP Ingersoll Rand compressor, Miller MIG welder and Hotsy pressure washer, with the complete asset list provided in Schedule A. Additional highlights include a newly replaced roof, low condo fees and parking for approximately 10 vehicles in front. Zoned IM with excellent access to Calgary Trail, Highway 2 and South Edmonton Common. An outstanding opportunity to step into a fully equipped owner-user automotive facility. Uses, parking and licensing are subject to applicable approvals and condominium bylaws. (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Polaris



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.