

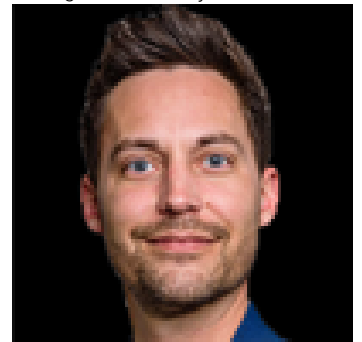


## Edmonton Alberta

\$3,100,000

An outstanding opportunity to acquire a highly versatile commercial property in a prime Edmonton location. Situated on 1.85 acres of fully fenced and secure land, this property offers exceptional flexibility for owner, investors. The property features 16,118 sq. ft. of Total sq. ft. 7,062 sq. ft. main building, a 3,003 sq. ft. north building, and a 6,053 sq. ft. Quonset. The main building includes a lease space with a second level overhead garage door, providing added functionality for specialized operations and efficient workflow. Zoned Business Employment, the property supports multiple permitted uses, including light industrial and limited commercial development, making it well suited for manufacturing, warehousing, distribution, contractors, service industries, showroom, office, and a variety of other commercial operations. Its multi building layout also lends itself to multi tenant occupancy, creating excellent income producing potential. The secure site offers additional yard storage, ideal for fleet vehicles, equipment, materials, or outdoor storage requirements. Strategically positioned in a high visibility, high traffic location with convenient access to major transportation routes, this property provides outstanding exposure and accessibility for businesses and customers alike. A rare opportunity to own a flexible commercial property in one of Edmontons established business districts, offering strong functionality, and long term investment value. (id:6769)

Listing Presented By:



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