

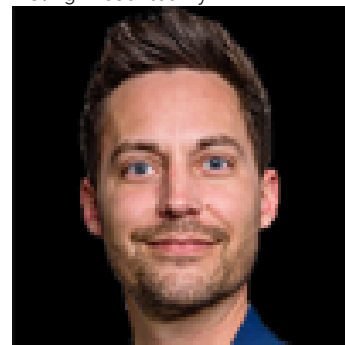


Edmonton Alberta

\$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:
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