



## 12868 52 Street Edmonton AB

\$0

2,506 SF warehouse with approximately 300 SF of office area and bonus mezzanine space above that is not included in the rentable area. New roof & LED lighting. New paint in warehouse and office. 12 x 14 grade door. Sump in warehouse. Tilt up concrete construction. 18' ceiling in warehouse. Concrete block demising. 100 AMP Single Phase, TBV. Available Immediately. \$10 + \$6.13 PSF

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

ianfletcher@maxwellcommercial.c  
a  
<http://www.edmontonrealtyadvisors.com>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com