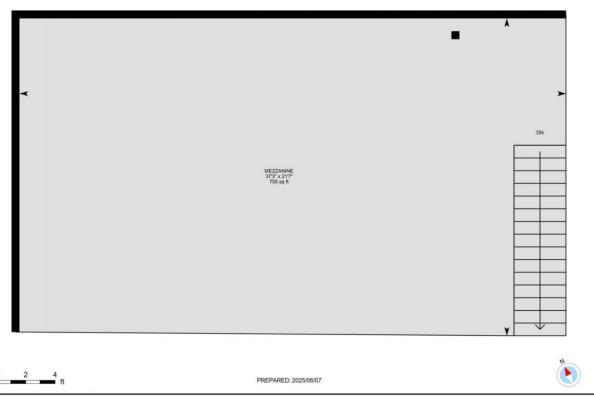
2nd Floor (mes Area 1) Exterior Area 854.90 sq ft Interior Area 801.32 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Edmonton Alberta

\$1,550,000

Prime opportunity to own a versatile commercial space in the well-established Mistatim Industrial Area. This offering includes two combined units, totaling: 7,557 sq ft on the main floor 855 sq ft on the first mezzanine level 2,812 sq ft on the second mezzanine level Total developed space: 11,224 sq ft Zoned IM (Medium Industrial District), this property allows for a variety of industrial and commercial uses, including warehouse, light manufacturing, retail showroom, service-based businesses, and more. Property Highlights: Built in 2007-modern construction and functionality Lot size: 832 square meters Excellent access to major transportation routes including Yellowhead Trail, Anthony Henday, and St. Albert Trail Ideal for owner-users, investors, or expanding businesses Well-maintained and move-in ready This is a rare opportunity to secure a large, adaptable commercial space in a sought-after industrial node of northwest Edmonton. Other Property Types: Industrial, Office, Retail Subject Space Width: 170wnership Interest: Private Site Services: Cable, Electricity, Fully Serviced, Garbage Collection, Natural Gas, Telephone, Street Lighting, City Water Title to Land: Fee SimpleRPR Survey Available: NoSeller Rights: NoAppointment Name: Sergio Maione Appointment Phone: 780-231-7863 Paragon Listing ID: E4441574 (id:6769)

Listing Presented By:



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## **RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd , Edmonton, Alberta,

Phone: 780-984-9399

Fax

steveleddy@hotmail.com

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