



## Edmonton Alberta

\$14,495,000

The Certified Business Centre offers 43,809 sq.ft. of space on a 4.32-acre site, including 2.0 acres of surplus developable land. The property consists of three units, two of which are leased, with 19,300 sq.ft. available for owner/user occupancy. Built in 2017, the building includes modern features such as a rooftop patio, upgraded roof, ESFR sprinkler system, and LED lighting. The site has three grade loading doors and one dock door with a leveller. Zoned E1B, the property is located in the Summerside node with access to QEII, 91 Street, and Nisku Spine Road. 19,300 sq.ft. is available for lease. Other Property Types: Industrial, Office. Subject Space Width:

160 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: Yes Appointment Name: Ryan Brown Appointment Phone: 780-964-8624 Paragon Listing ID: E4432091 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399  
Fax:  
steveleddy@hotmail.com

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.