

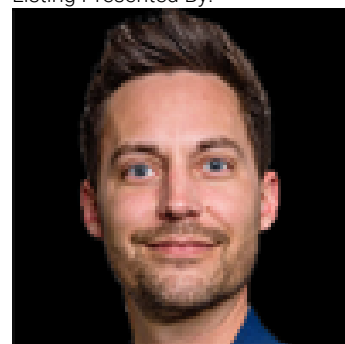


Edmonton Alberta

\$225,000

This 913 sq.ft. (15 x 62) industrial bay offers a unique opportunity in the Southworks Centre. Constructed with durable concrete block walls, the unit currently features a front man door with windows--ideal for office or showroom use--but can accommodate an overhead door if needed. There is a 2 piece bathroom. The roof was replaced in 2015, adding peace of mind for future owners. Zoned IH (Major Industrial), this space is well-suited for a variety of heavy industrial uses including manufacturing, storage, distribution, repair, and more. IH zoning supports operations that may produce nuisances like noise, odour, or emissions, making it a rare find for businesses requiring separation from commercial or residential areas. Ideal for users in manufacturing, logistics, or equipment services. And low condo fees! \$139.04/month. Don't miss this versatile and affordable industrial footprint in a well-established complex. Other Property Types: Industrial Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Brent MacIntosh Appointment Phone: 780-445-0091 Paragon Listing ID: E4444303 (id:6769)

Listing Presented By:



Originally Listed by:
REMAX River City

<https://www.macintoshgroup.ca/>



REMAX Excellence

201, 5607-199 Street, 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.