



Edmonton Alberta

\$650,000

Excellent opportunity to own a 4,087 sq. ft. commercial space in the Winterburn Industrial Area. This functional space combines two bays into one and features a reception area, four private offices, two bathrooms, and a rear mezzanine overlooking the drive-in bay, offering additional workspace or storage. The unit includes eight dedicated parking stalls, air conditioning, well water for washing, an 800-gallon cistern for potable water, and a septic tank for waste. The roof was replaced just three years ago, adding to the property's value and peace of mind. Condo fees are \$800/month. Ideally located with convenient access to major transportation routes, this versatile property is well suited for a variety of industrial, commercial, or service businesses. A great opportunity for both owner-users and investors. (id:6769)

Listing Presented By:



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