



## Edmonton Alberta

\$552,500

Terrific central location on 75 street and minutes from the Whitemud & downtown Edmonton. This end cap unit offers 2,455 sq ft of space - 1,351 sq ft warehouse and 1,103 sq ft of office space. Main floor warehouse space offers 24 ft ceilings, 14 ft overhead door, storage area with sink, office space/workshop area with windows and 3 pc washroom with shower. Beautifully developed permitted mezzanine office space offers bright north facing windows with a view of downtown, open office space, spacious private office, 2pc washroom, staff area with cabinets w sink, refrigerator & microwave. This unit has 600V three phase service with 208 three phase at the panel. Lots of parking available in front & on the side of this end unit. Monthly condo fee are \$436.88. Immediate occupancy is available. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.johnmattiello.com/>



**Royal**

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