



12,000 sq. ft. on ±1.94 acres

11204 - 154 Street

Edmonton, Alberta

Property Highlights:

- Attractive building situated on the southeast corner of the property
- The site enjoys surplus land with compacted gravel & concrete fenced yard - 2 separate 0.97 acre lots
- Extra lot allows for potential construction of second building
- Building construction is painted concrete block, with an insulated built up tar and gravel roof
- Heating is gas fired and radiant overhead heaters
- Mercury vapour lighting
- Features include 2-5 ton crane ways
- Excellent location with access to 156 Street, 170 Street, 111 Avenue and Yellowhead Highway



Contact Information:

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For Sale
Office / Warehouse
12,000 sq.ft. on ±1.94 acres



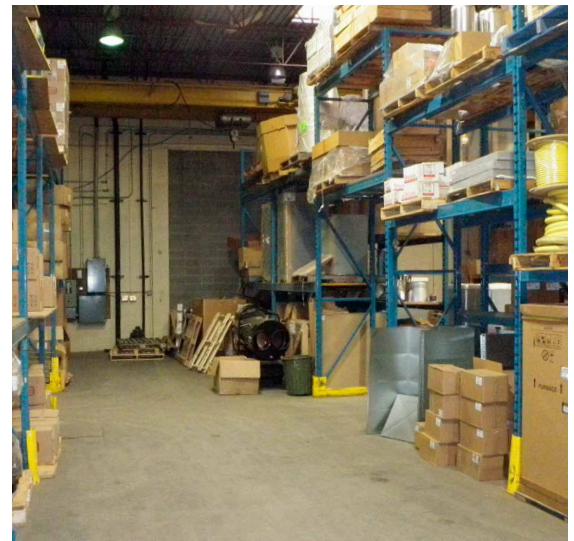
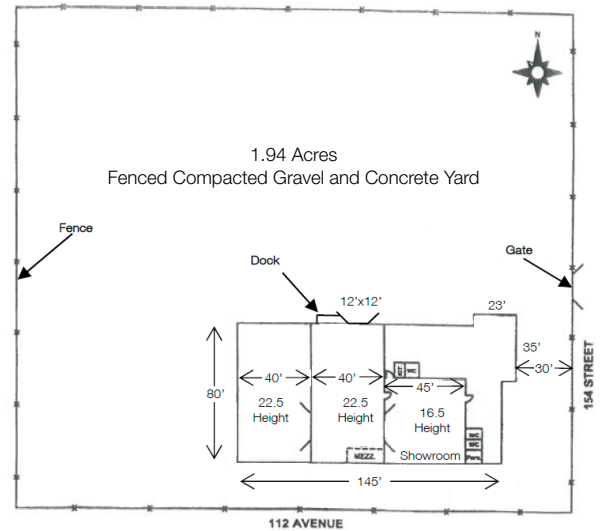
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Additional Information:

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|-------------------|---|
| AREA AVAILABLE | 12,000 sq.ft. on 1.94 acres |
| LEGAL DESCRIPTION | Plan RN58, Block 4, Lots 1 & 2 |
| ZONING | IM (Medium Industrial) |
| POWER | 400 amp, 125/250 volt (to be confirmed) |
| LOADING | 12' x 12' grade with attaching dock door |
| CEILING HEIGHT | 22.5' x and 16.5' |
| YEAR BUILT | 1974 |
| PROPERTY TAXES | \$50,952.19 (2017) |
| AVAILABLE | 90 days from accepted offer or sooner |
| TERM | Cash - Financing available to qualified purchasers at BDC |
| SALE PRICE | \$2,795,000.00 |

SITE PLAN FOR 11204 - 154 STREET



6472-A JB17