

FOR SALE/LEASE

INDUSTRIAL BUILDING

19960 – 107 Avenue, Edmonton, AB



HIGHLIGHTS

- Great owner user building
- 6,000 sq ft on 1.7 acres
- Full concrete yard
- Conveniently located in Winterburn Industrial Park
- Close proximity to the Yellowhead and Anthony Henday

CONTACT

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PROPERTY DETAILS

ADDRESS	19960 107 Avenue Edmonton, AB
LEGAL DESCRIPTION	Lot 14; Block 9; Plan 8121417
TYPE OF BUILDING	Industrial
ZONING	IM (Medium Industrial)
SITE SIZE	1.7 acres
CEILING HEIGHT	19'
POWER	3 Phase
POSSESSION	Immediate
DOOR	2-16 ft Overhead Doors
PARKING	Ample

FINANCIALS

ASKING PRICE	\$2,050,000.00
LEASE RATE	\$15.00/sq ft
ESTIMATED OPERATING COSTS	\$4.75/sq ft

ADDITIONAL INFO

- Heated and insulated with new state of the art of energy efficient systems throughout building
- Rent incentive available



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PHOTOS



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