

FOR SALE

CERTIFIED FIRE CONDOS

NAI Commercial



10786/88 - 180 STREET | EDMONTON, AB |

WEST EDMONTON RENOVATED
OFFICE/WAREHOUSE CONDOS

PROPERTY FEATURES

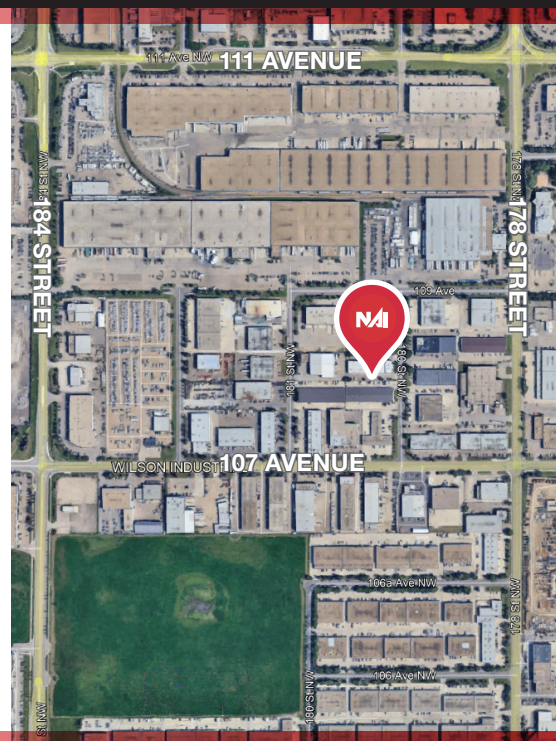
- Two contiguous office/industrial condos available on the city's west end
- Full interior renovation with new construction completed in 2015±
- Comprised of 2,880 sq. ft.± main floor space (approx. 1,050 sq ft office) plus additional 1,500 sq. ft.± of fully developed second floor totaling 4,400 sq. ft.±
- Air conditioned
- Eight assigned parking stalls
- Grade loading doors
- Fully sprinklered

CHAD SNOW

Broker, President
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NAI COMMERCIAL REAL ESTATE INC.
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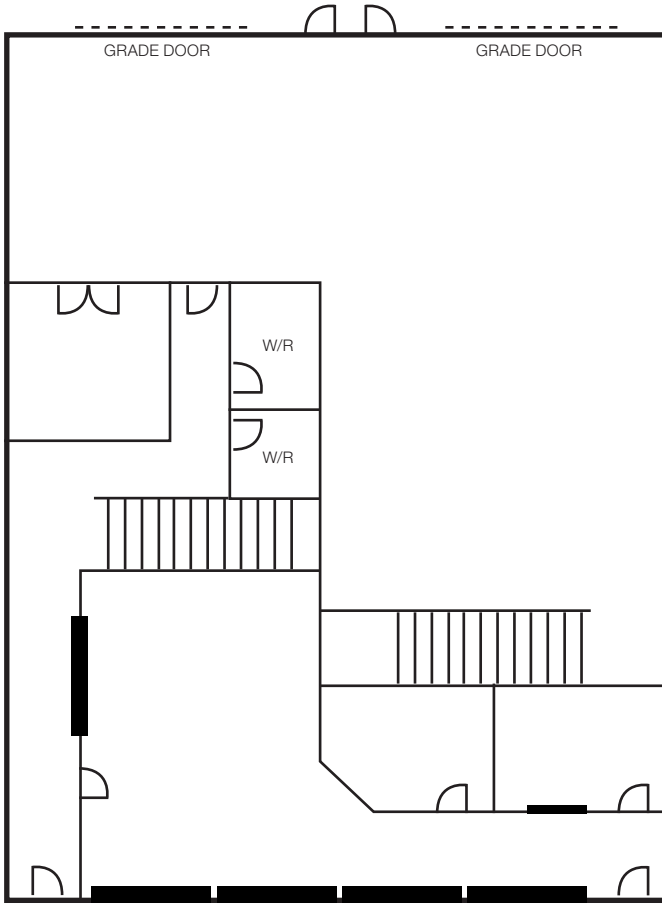
ADDITIONAL INFORMATION

AREA AVAILABLE	2,879 sq. ft.± (2,734 sq ft according to condo plan)
LEGAL DESCRIPTION	Plan 1124356, Units 4 & 3
ZONING	BE (Business Employment)
YEAR BUILT	2011
NEIGHBOURHOOD	Wilson Industrial
PARKING	Eight assigned parking stalls
LOADING	Two 12'x12' grade doors
LIGHTING	LED warehouse lighting
HEATING	Rooftop A/C (two units), forced air furnaces and overhead furnace
AVAILABILITY	30 days
CONDO FEES	\$275 monthly for each bay (2026)
PROPERTY TAXES	\$19,564.47 (City of Edmonton, 2025)
SALE PRICE	\$670,000

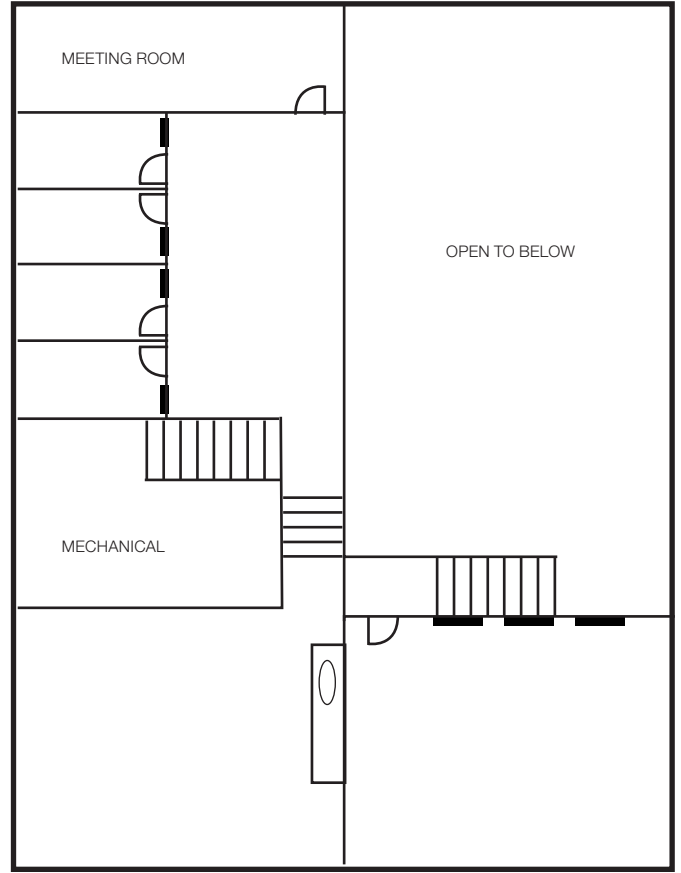


FLOOR PLAN

MAIN FLOOR



2ND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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