

FOR SALE

20,259 SF ON 1.21 ACRES

**CUSHMAN &
WAKEFIELD**
Edmonton



OFFICE AND WAREHOUSE

105 OAK COURT, ANZAC, AB

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Andy Horvath
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PROPERTY DETAILS

Legal Address	Plan 8322978; Block 16; Lot 4
Zoning	BI - Business Industrial
Year Built	2008
Site Size	1.21 Acres
Available Area	Main Floor Office/Shop 15,120 SF Second Floor Residential 5,139 SF Total 20,259 SF
Grade Loading	(2) 8' x 12' (1) 12' x 16'
Construction	Steel frame, metal panel
Ceiling Height	20' Clear
Power	800 amp, 208 volt *To be confirmed
Back-Up CAT Generator	Yes
Fenced	Fully fenced with secure gate
Parking	Surface
Services	Municipal services available at the property line for future hook-up
Taxes (2025)	\$24,771.98

Sale Price	\$ 2,000,000.00
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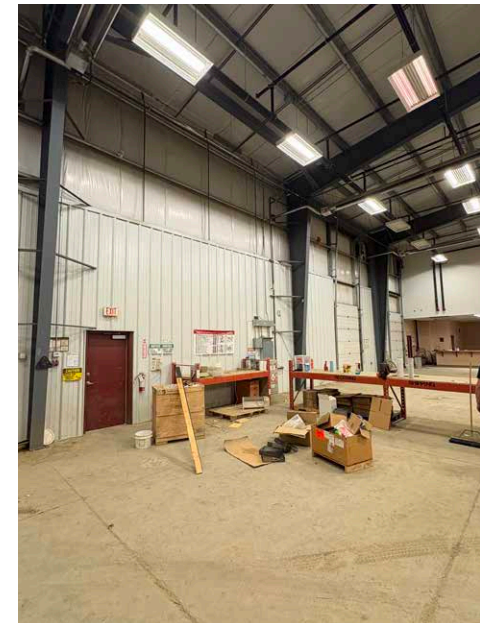
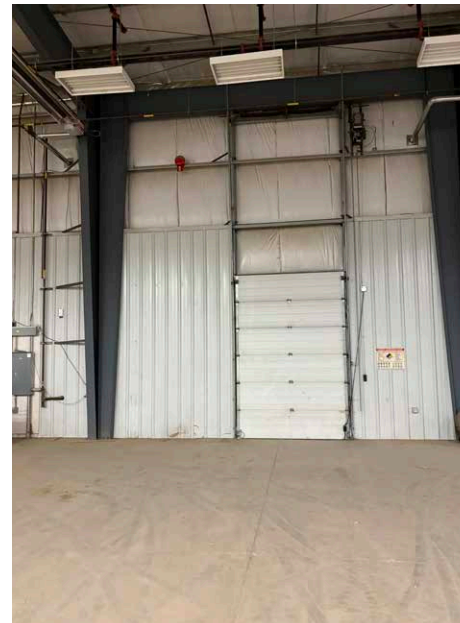
Available	Immediately
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PROPERTY **PHOTOS**

WAREHOUSE



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PROPERTY **PHOTOS**

OFFICE



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PROPERTY **PHOTOS**

SINGLE-TENANT OFFICE/WAREHOUSE WITH UPPER FLOOR RESIDENTIAL COMPONENT



5 SELF-CONTAINED SUITES



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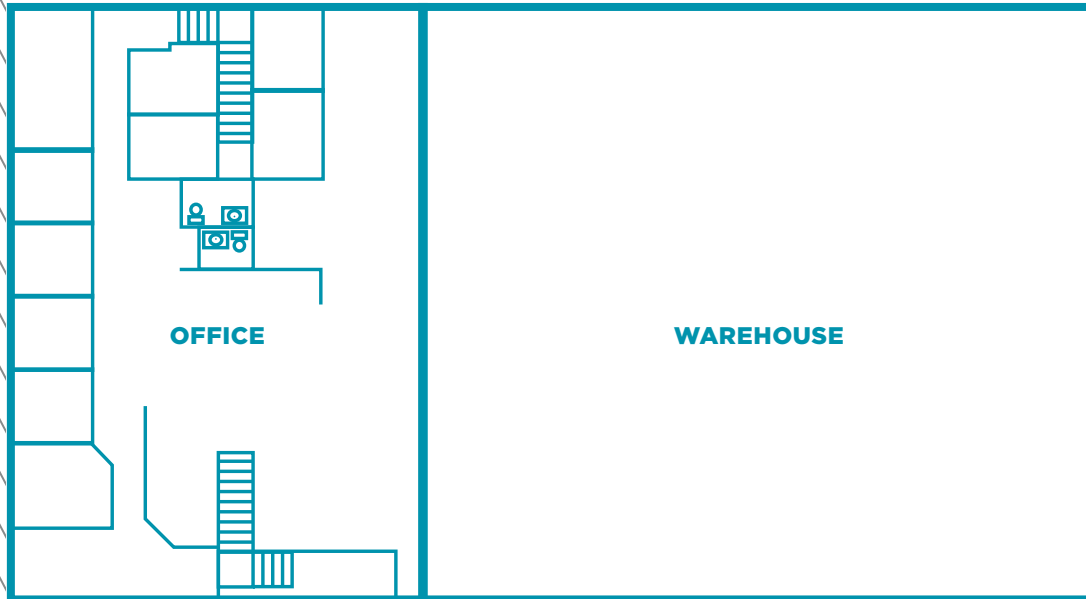
PROPERTY **PHOTOS**

EXTERIOR

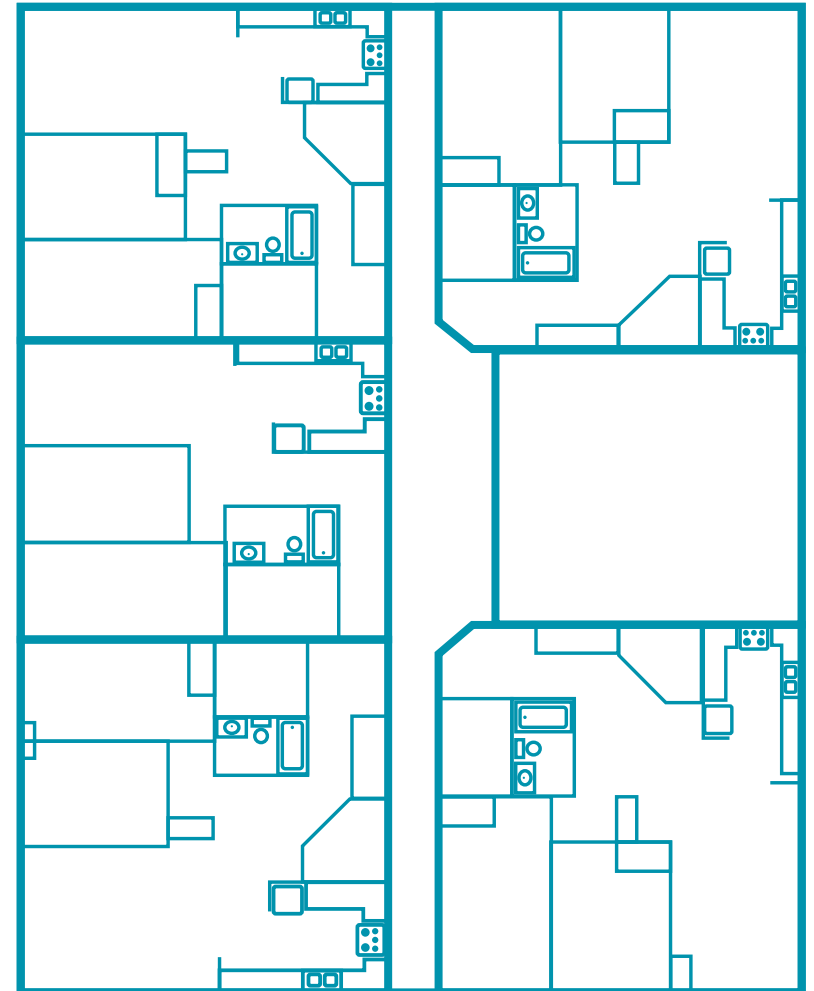


SITE PLANS

MAIN FLOOR OFFICE & SHOP



SECOND FLOOR SUITES

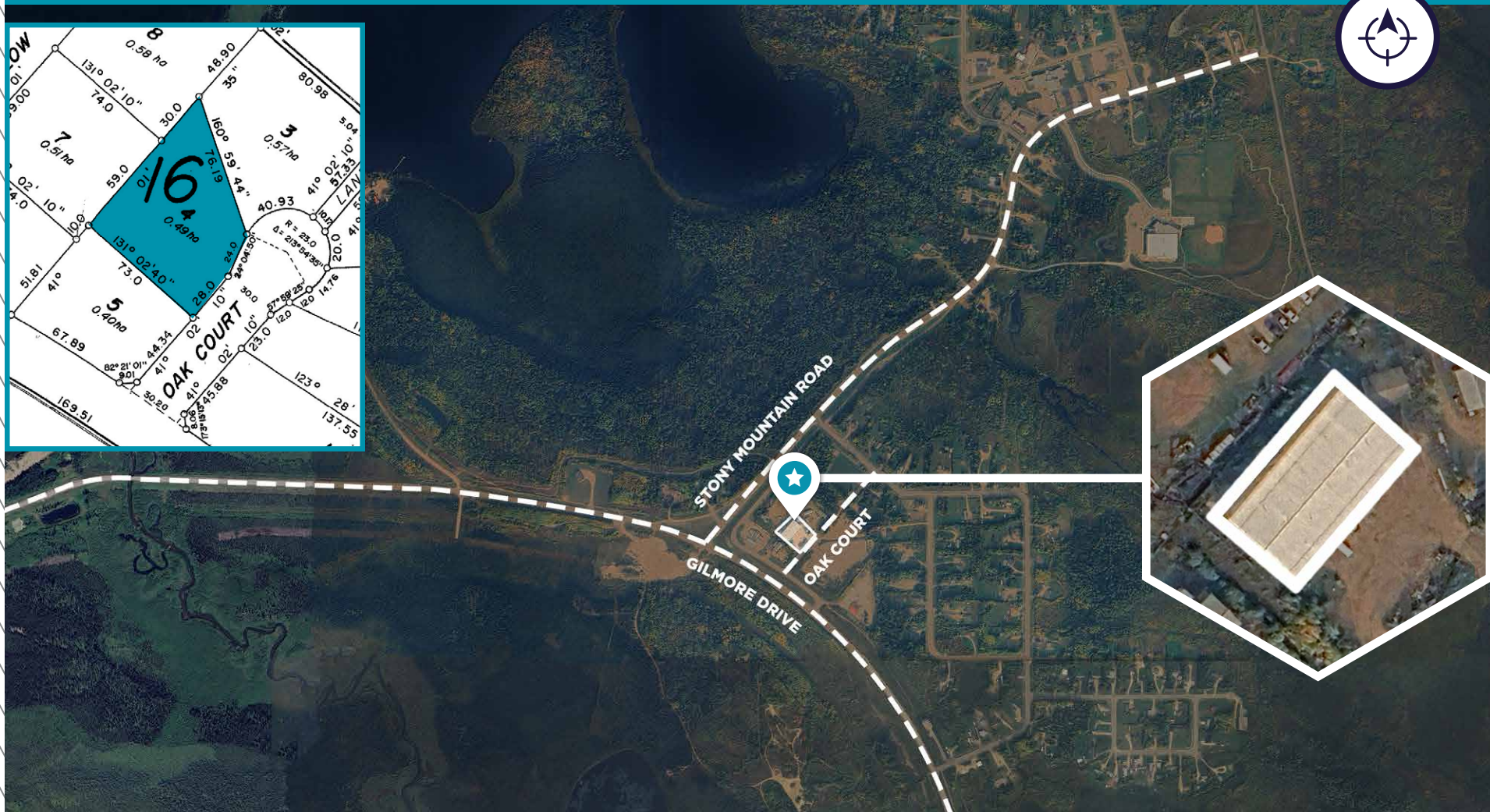


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AERIAL VIEW



LOCATED EAST OF THE INTERSECTION OF STONY MOUNTAIN ROAD AND HIGHWAY 881



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