

TOP WEST REALTY



For Sale

9750 35 Avenue

Edmonton, Alberta

- 15,000 SF on 1.22 acres
- Paved storage yard for products/vehicles or future expansion
- Good parking layout, favourable loading and truck manoeuvrability
- Easy access to 97 Street, 99 Street, 34 Avenue, Whitemud Drive, Calgary Trail and the Anthony Henday
- Features a 6,000 SF refrigerated area

Sale Price:

\$3,950,000

For more information, contact:

Jane Li

780 695 9588

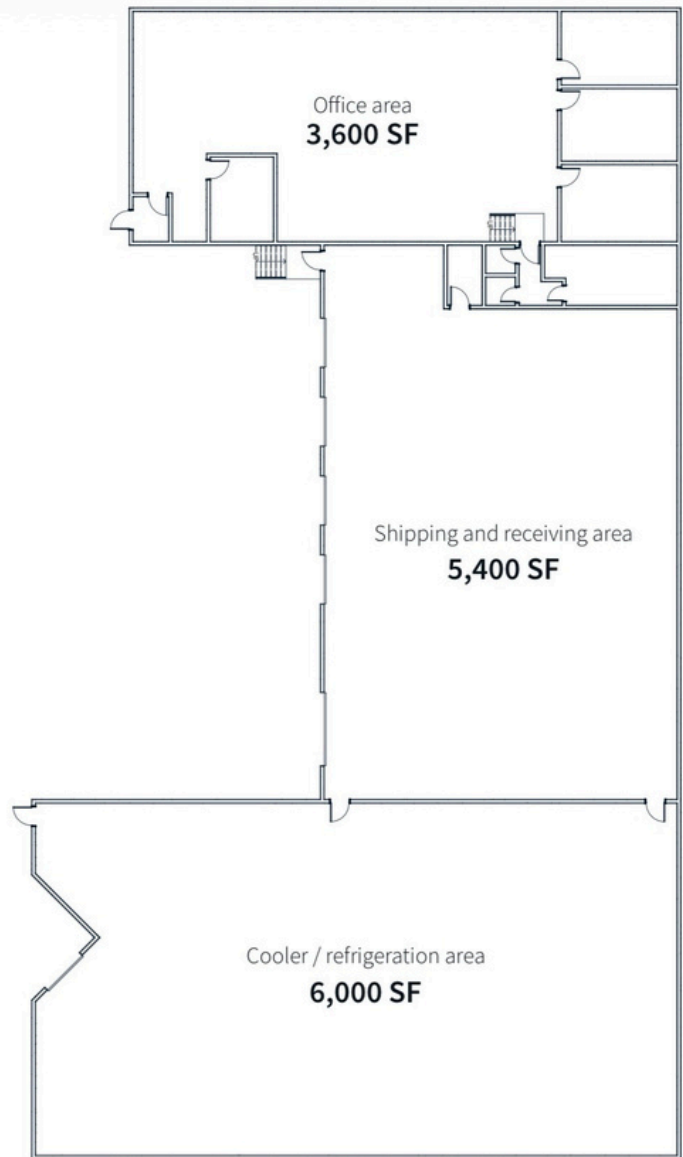
janeli@live.ca



Municipal Address 9750 35 Avenue, Edmonton
Legal Description Plan 9023113, Block: 20, Lot: 9A
Year Built 1991
Zoning IM - Medium Industrial
Building Size Office: 3,600 SF
 Warehouse: 5,400 SF
 Refrigeration: 6,000 SF
 Total: 15,000 SF
Site Size 1.22 Acres
Site Coverage Ratio 28%
Construction Steel Frame / IMP
Power TBD
Ceiling Height 16'-23'
Sprinklered No

Heating Warehouse: Rooftop and suspended gas fired units
 Refrigeration: Ceiling mounted refrigeration cooling unit
Lighting Metal halide & fluorescent
Loading (5) 8' x 10' Dock doors
 (1) 12' x 14' Grade door
Property Tax (2025)\$69,988.31
Sale Price \$3,950,000.00
Sale Price (PSF). \$262.45
Other Rectangular corner lot
 Full municipal services
 Attractive office space
 350 SF Mezzanine (Not in GLA)

Floor Plan



* floor plan not drawn to scale, only for representation purposes

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