

For Sale  
Pro Body Building  
Freestanding Building w/ Yard

PRICE REDUCED



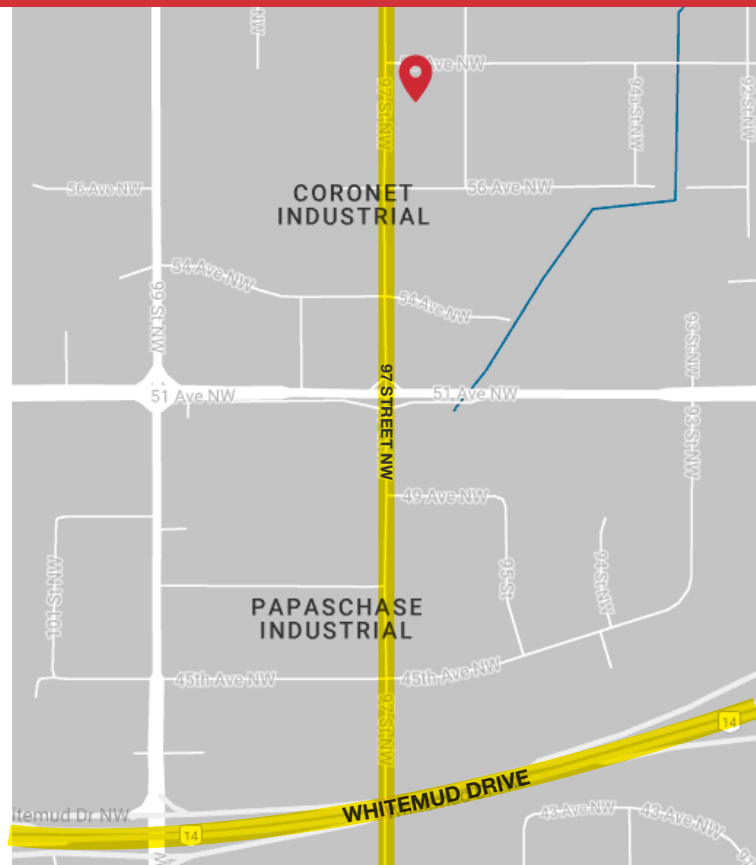
## 5719 - 97 Street Edmonton, Alberta

### Property Features

- 27,799 sq.ft.± freestanding building on 1.4 acres
- Direct exposure to 97<sup>th</sup> Street
- Fully developed showroom and office
- Convenient access to major roadways including Whitemud Freeway and 99<sup>th</sup> Street
- Heavy power

### Julie Lam

780 436 7410  
jlam@naiedmonton.com



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

# For Sale Pro Body Building - Freestanding Building with Yard



9,200 VEHICLES  
DAILY ON  
97 STREET/54 AVENUE



158,971  
POPULATION  
IN AREA



13.94%  
POPULATION  
GROWTH  
2016-2026

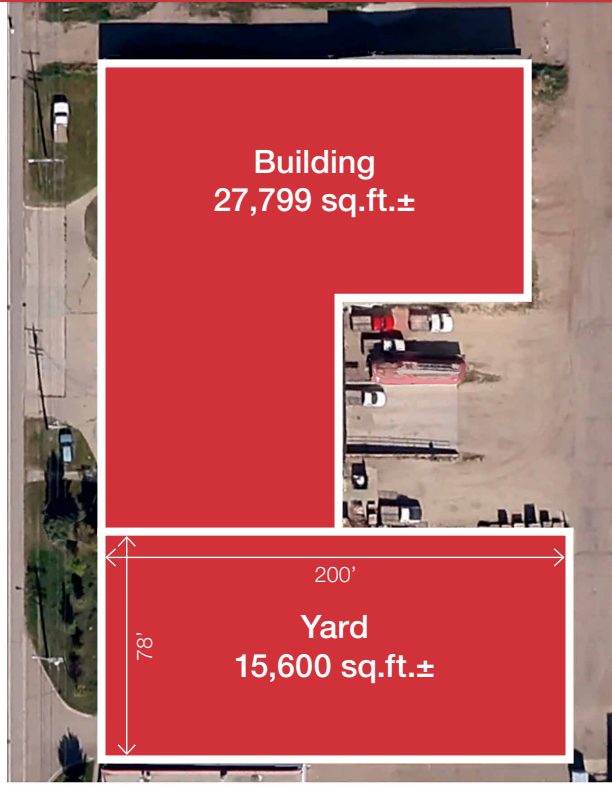


109,895  
EMPLOYEES  
IN AREA



8,481  
BUSINESSES  
IN AREA

BASED ON 2016 DEMOGRAPHICS WITH A 5KM RADIUS



## 5719 - 97 Street Edmonton, Alberta

### Additional Information:

BAY SIZE	27,799 sq.ft.±
SITE SIZE	1.4 acres
POWER	Heavy power (TBC)
LEGAL DESCRIPTION	Plan 6123HW, Block 3, Lots 2 & 3
ZONING	IM (Medium Industrial)
CEILING HEIGHT	18' - 21' clear
YEAR BUILT	1971
LOADING	Grade loading doors
SUMP	Yes
NEIGHBOURHOOD	SE Coronet Industrial
SALE PRICE	\$3,690,000.00

### Julie Lam

780 436 7410 • jlam@naiedmonton.com



5916-A JL18