

REDUCED
PRICING



11769/71 - 156 Street

Edmonton, Alberta

Property Features:

- 6,631 sq.ft.± end cap corner unit office/showroom/warehouse space improved as follows:
 - 1,991 sq.ft.± main floor professionally developed office/showroom area include two private offices, boardroom, open work area/showroom, reception area, kitchenette and two washrooms
 - 2,649 sq.ft.± open warehouse with two 12' x 14' overhead doors, 21'6" clear height, dedicated server room and shop washroom
 - 1,991 sq.ft.± concrete mezzanine with great natural light, partially developed and ready for finishing
- Tilt up concrete construction
- Concrete trusses
- Easy access to 156 Street, 118 Avenue, Yellowhead Trail and 170 Street
- 8 titled parking stalls with the possibility to lease additional stalls

Kevin Mockford

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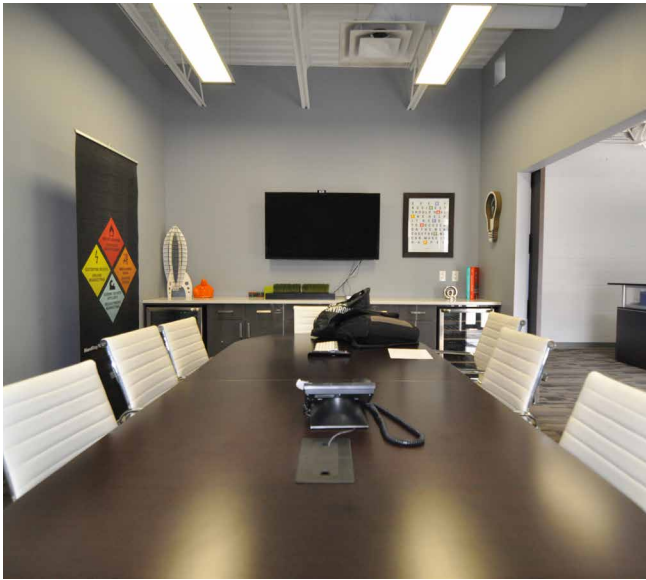
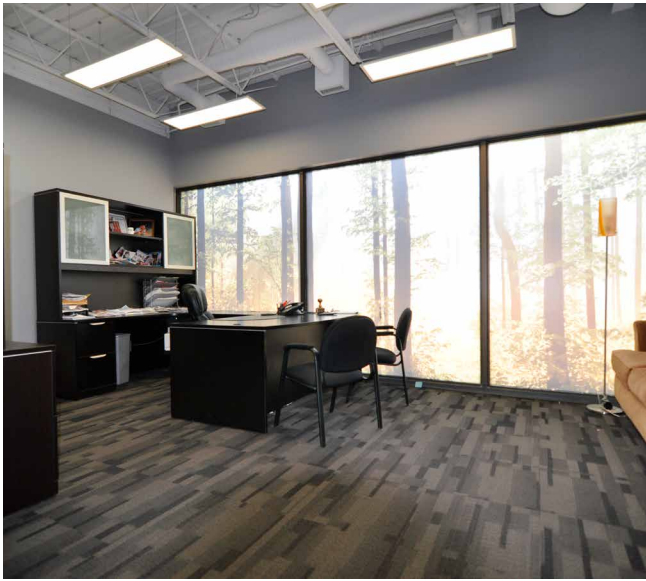
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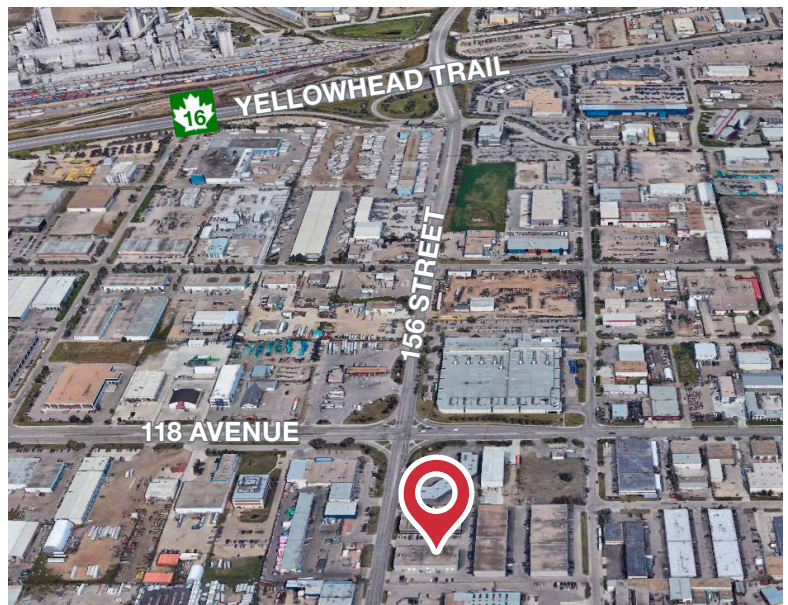
For Sale
Office/Warehouse

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Additional Information

AREA AVAILABLE	6,631 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1022193, Units 21 & 22
ZONING	IM (Medium Industrial)
AVAILABLE	30 - 60 days
TAXES	\$15,224.37 (2018)
CONDO FEES	\$999.02/month includes property management, property insurance, common area maintenance, reserve fund contribution, water and sewer
SALE PRICE	\$1,125,000 REDUCED \$995,000



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