



Freestanding Building

9,600 SF± ON 1.03 ACRES

10757 - 182 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

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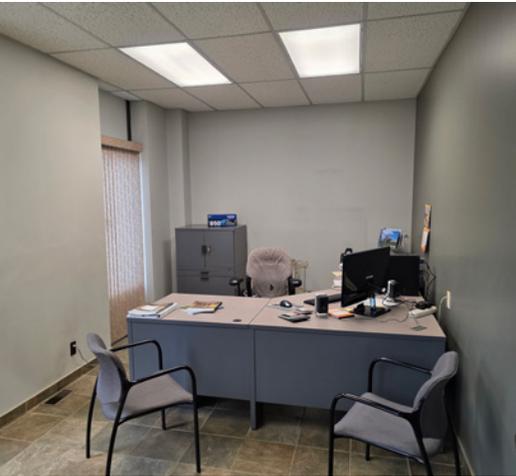
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NAICommercial

Property Highlights

- 9,600 sq.ft office/warehouse with an additional 1,500 sq.ft of mezzanine
- Two 14' x 14' grade level overhead doors
- Stylish, modern work space offering 3 private offices
- 200A service (TBC)
- Forced air and radiant heating
- Trench drain
- Exterior docking area
- 16' to 20' clear height at peak





Additional Information

BUILDING SIZE	9,600 sq.ft.±
SITE SIZE	1.03 acres±
LEGAL DESCRIPTION	Plan 7820005 Block 2 Lot 3
ZONING	IM (Medium Industrial)
YEAR BUILT	1979
LOADING	(2) 14'x14'
POWER	200A, 3 Phase (TBC)
PROPERTY TAXES	\$49,618.30 (2024)
SALE PRICE	\$2,250,000

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