



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

DANIEL A. AMERO

Senior Associate
780 436 7415
damero@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

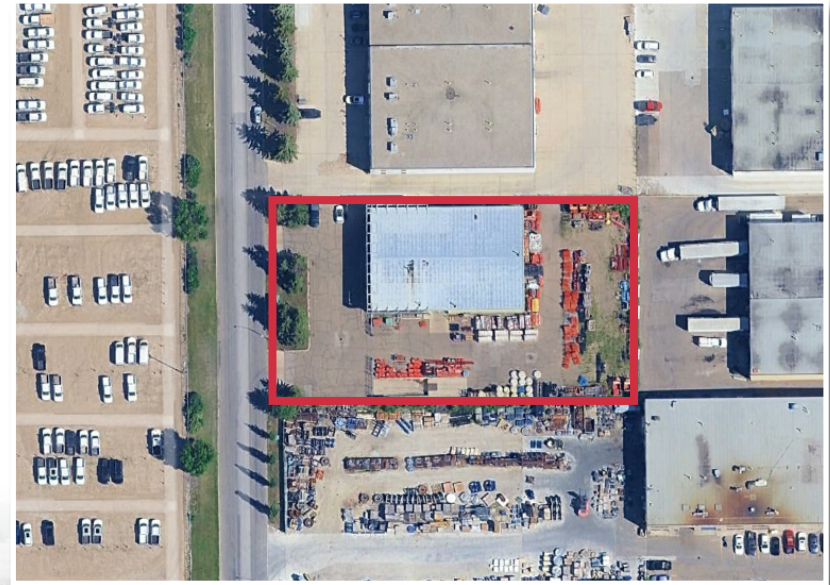
GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

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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