

FOR SALE

SMALL FREESTANDING INDUSTRIAL BUILDINGS

NAICommercial



PROPERTIES CAN BE SOLD TOGETHER OR SEPARATE

14524 & 14528 - 115 AVENUE | EDMONTON, AB | TWO BUILDINGS

PROPERTY DESCRIPTION

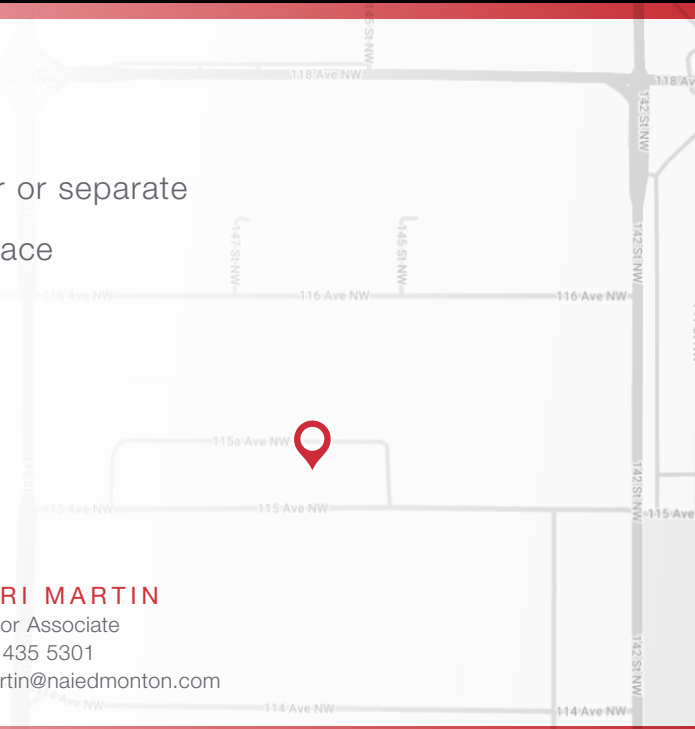
- Two buildings side by side available for sale together or separate
- Clean warehouse with open showroom and office space
- Yard space
- Grade loading
- New LED lighting throughout
- Many recent improvements

CHAD SNOW

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ADDITIONAL INFORMATION

SIZE	14524	8,083 sq.ft.±
	14528	7,267 sq.ft.±
LEGAL DESCRIPTION	Plan 9222167, Units 1 & 2	
ZONING	IM (Medium Industrial Zone)	
CEILING HEIGHT	12'± to truss	
YEAR BUILT	14524	1957
	14528	1974
LOADING	10'x10' grade per building	
POWER	14524	1 phase, 3 wire, 400 amp, 240 volt
	14528	1 phase, 3 wire, 100 amp, 240 volt and 3 phase, 3 wire, 200 amp, 240 volt (Epcor)
AVAILABLE	Negotiable	
PROPERTY TAXES (2023 CITY OF EDMONTON)	14524	\$24,484.92
	14528	\$25,280.29
PURCHASE PRICE	14524	\$1,249,000
	14528	\$1,049,000



14524



14524



14524

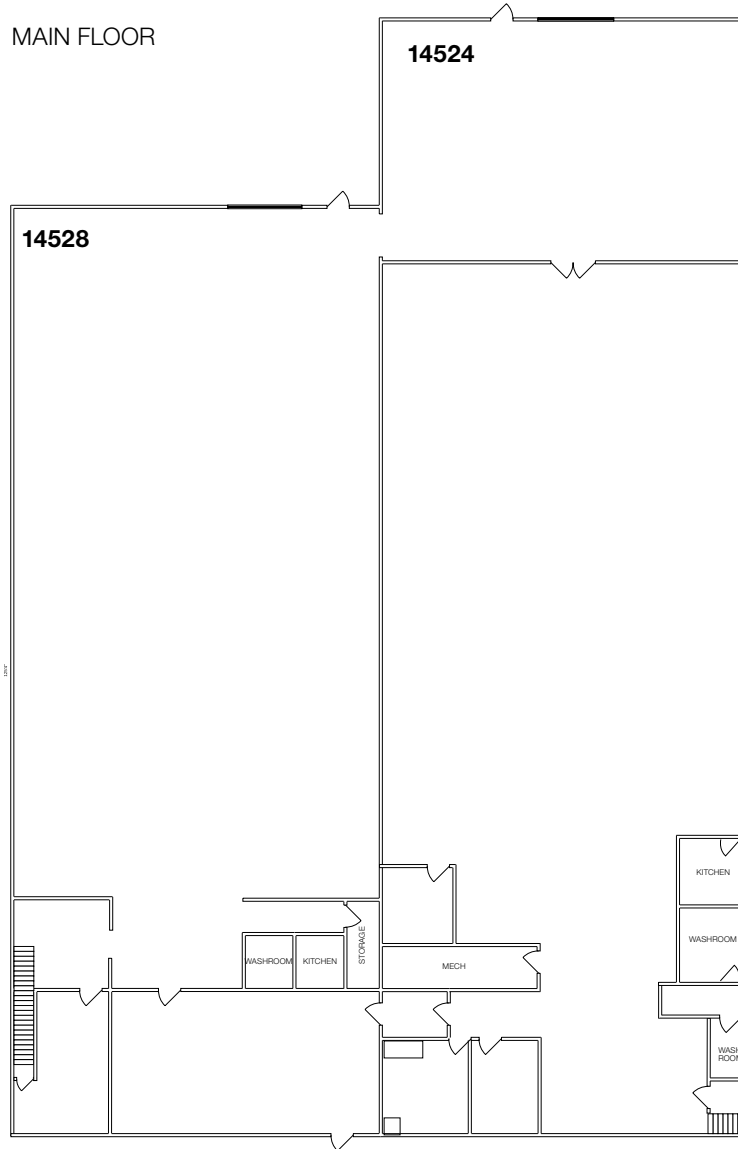


14528



14528





MEZZANINE



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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