

FOR SALE OR LEASE

NAI Commercial






FREESTANDING OFFICE/WAREHOUSE

14,298 SF± ON 1.44 ACRES±

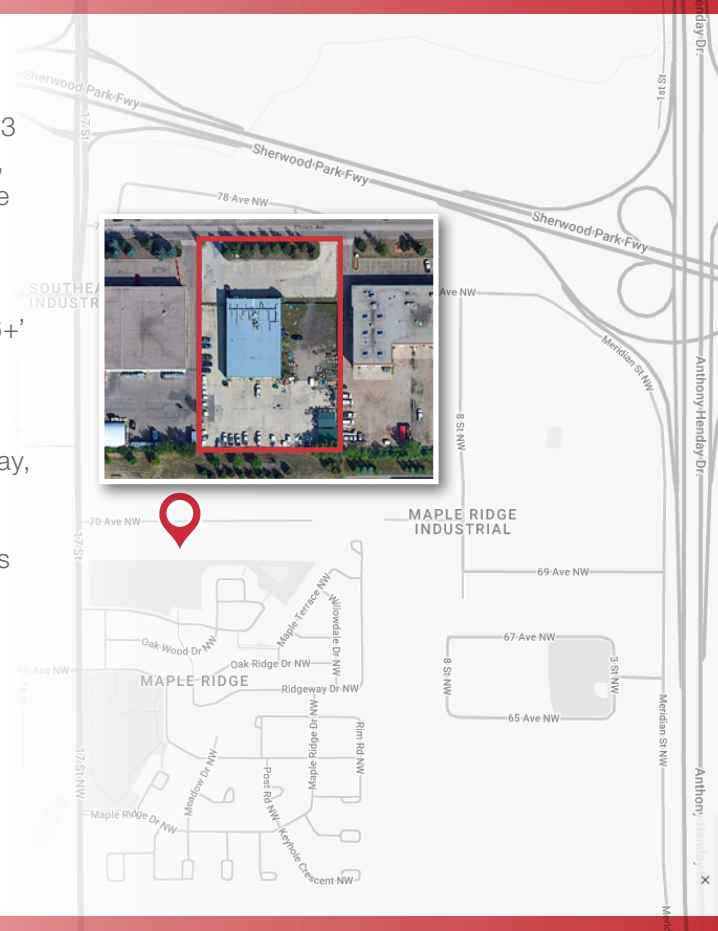


1431 - 70 AVENUE | EDMONTON, AB | INDUSTRIAL

### UNIQUE OPPORTUNITY

-  **Office Plan (total 7,046 sq.ft.±):** Main floor office area (3,523 sq.ft.±) includes various functional office spaces, washrooms, staff area, reception and board room plus built out mezzanine with additional 3,523 sq.ft.± sq.ft.± of similar office calibre improvements/design.
-  **Warehouse Features:** 7,335 sq.ft.± sq.ft.± shop area with 16'+ ceiling height.
-  **Location:** The site is strategically located in the Maple Ridge Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2
-  **Loading:** (2) 14'x14' drive through and powered loading doors with ability to have 2 driveways into the yard area
-  **Site Size:** Only 11.5% site coverage ratio allows for future building expansion or ample secured/gravelled yard storage (1.44 acres±).

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ADDITIONAL INFORMATION

BUILDING AREA	Main floor office Second floor office Warehouse <b>Total</b>	3,523 sq.ft.± 3,523 sq.ft.± 7,335 sq.ft.± <b>14,298 sq.ft.±</b>	LOADING	(2) 14' x 14' drive through and powered loading doors
SITE AREA	1.44 Acres±		SERVICES	Municipal (TBC by Purchaser)
SITE COVERAGE	17%		ADDITIONAL FEATURES	<ul style="list-style-type: none"> <li>Two energized outdoor storage structures</li> <li>Bonus mezzanine area in the shop area</li> </ul>
LEGAL DESCRIPTION	Plan 792 1354; Block 2; Lot 6		TENANT IMPROVEMENT ALLOWANCE	Negotiable
ZONING	IM (Medium Industrial)		POSSESSION	September 1, 2024
YEAR BUILT	1982		PROPERTY TAXES	\$53,595.19 (2023)
CEILING HEIGHT	Approx 16'		SALE PRICE	\$2,700,000
LIGHTING	Fluorescents and T5H0 Fixtures		BASE LEASE RATE	\$15.00/sq.ft./annum
POWER	3 phase (TBC by Purchaser)		OPERATING COSTS	\$5.50/sq.ft./annum (2023 estimate) includes common area maintenance, building insurance, property taxes and management fees



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