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(AFN Ltd.)
A. Bhanji & Associates

FOR SALE OR LEASE

Freestanding Office With Warehouse & Yard

2029 - 87 Avenue Edmonton, Alberta



Property Highlights

- Attractive office building with warehouse situated on 1.43 Acres of Medium Industrial Land
- Located in Strathcona County
- Ideal for a single industrial user requiring a large percentage of office space and yard storage
- Large secure yard graveled and compacted for heavy equipment use
- Possession as early as end of February 2009!

Property Information

- 2,522 SF shop with 3 ton crane
- Ideally located in Strathcona County off Sherwood Park Freeway & 17 Street, 15 minutes from downtown Edm
- No business tax in Strathcona County
- 5,596 SF freestanding office building
- 40' x 80' Quonset with power and heated workrooms
- Abundant parking
- Attractive building and site with functional layout
- Available for sale or lease

Total Square Feet:	8,118 Square Feet
Lot Size:	1.46 Acres
Year Built:	1975
Neighbourhood:	Sherwood Industrial Estates
Legal:	Plan 4452TR, Block 2, Lot 13
Power:	3 phase, 400 amp
Services:	Full municipal services
Office Size:	5,596 Square Feet
Warehouse Size:	2,522 Square Feet
Whse Loading:	12' x 12' grade loading with additional 10' access at rear
Warehouse Ceiling:	14' Height
Frstndg Quonset:	3,200 Square Feet
Yard Size:	30,500 Square Feet
Yard Condition:	Graveled, compacted, secured
Parking:	26 energized, 15 other
Site Coverage:	13%

* Measurements to be verified

Asking Price: \$2,500,000

Lease Rate: \$13,050/Month

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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(AFN Ltd.)
A. Bhanji & Associates



For more information about this listing, or other listings, please contact:

**Jeff Sutherland, Associate
Industrial Division
RE/MAX Commercial Downtown
Suite 1001, Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9
T 780.429.1200 ext 219
www.remmaxcomm.ca**

**Dean Drysdale, Associate
Industrial Division
RE/MAX Commercial Downtown
Suite 1001, Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9
T 780.429.1200 ext 218
www.remmaxcomm.ca**