



**FREESTANDING BUILDING ON 1.4
ACRES IN SE EDMONTON**

**BUILD-TO-SUIT OPPORTUNITY
FOR ADDITIONAL WAREHOUSE SPACE**

FOR LEASE OR SALE

2029 - 87 Avenue Edmonton, Alberta



- Attractive office and warehouse building 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
- Immediate Possession - building is currently vacant. Option to lease or purchase
- Landlord will build additional warehouse/shop space if required

For more information please contact:

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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.



87 Avenue Frontage



Front Reception/Lobby



Office/Hallway



Additional Offices/Boardroom



Yard Space w/Quonset

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- 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: 1.43 Acres
Year Built: 1975
Neighbourhood: Sherwood Industrial Estates
Legal: Plan 4452TR, Block 2, Lot 13
Power: 3 phase, 440 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



Warehouse



1 of 2 Grade Loading Doors

Lease Rate: \$11,092/Month
OR
Sale Price: \$2,125,000

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