



AFN LTD.  
(Excellence)

# FOR SALE

## GASCO MANUFACTURING LAND & BUILDING ONLY

5722 - 96 Street Edmonton, Alberta



### Property Highlights

- Prime land & building located in Coronet Industrial
- 8,000 SF warehouse
- Approx 0.44 Acres of land/yard space
- 3 bay doors (16', 8' and 12')
- Excellent property for an Industrial owner/user

## Property Fundamentals

**Address:** 5722 - 96 Street  
Edmonton, Alberta

**Building Size:** 8,000 SF +/-

**Land Size:** 0.44 Acres +/-

**Zoning:** IH (Heavy Industrial)

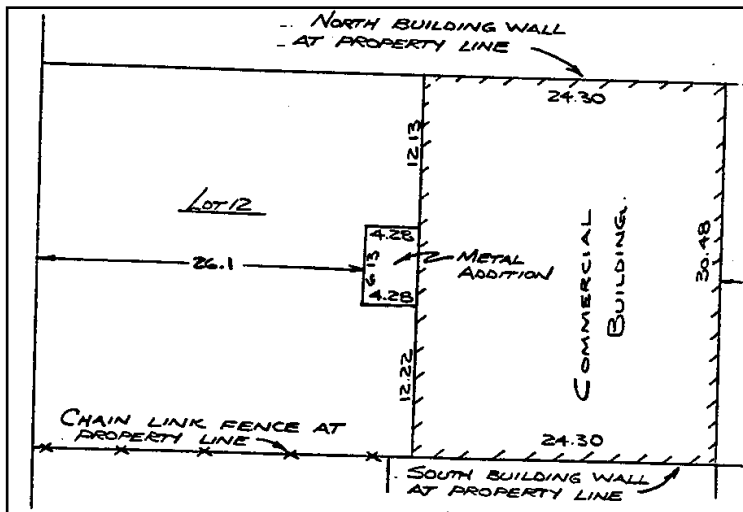
**Doors:** 3 Bays (16', 8', 12')

**Taxes:** \$13,834.00 (2008)

**Possession:** Negotiable

**Price:** **\$925,000**  
**Land & Building Only**

## Property Site Plan



## Property Location



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.

**RE/MAX**<sup>®</sup>  
**COMMERCIAL**  
AFN LTD.  
(Excellence)

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

**Sam Narayan; Partner**  
T 780.641.1325  
E [snarayan@remaxcomm.ca](mailto:snarayan@remaxcomm.ca)  
[www.remaxcomm.ca](http://www.remaxcomm.ca)

**Brandi Baldock; Assistant**  
T 780.641.1334  
E [bbaldock@remaxcomm.ca](mailto:bbaldock@remaxcomm.ca)  
[www.remaxcomm.ca](http://www.remaxcomm.ca)