



(AFN Ltd.)  
A. Bhanji & Associates

# FOR SALE

## Image Works Land & Building

17633 - 114 Avenue

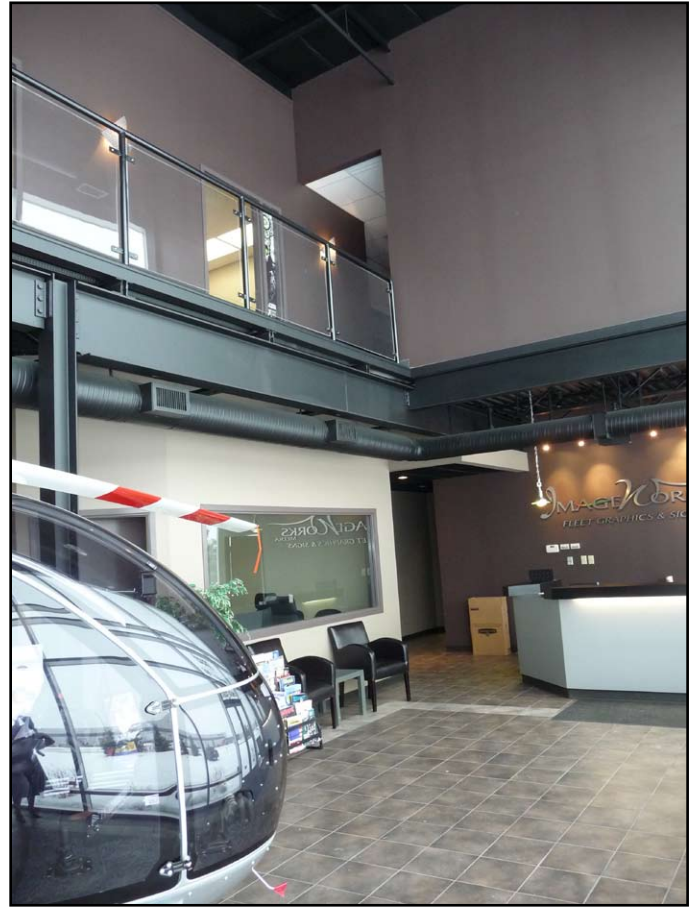
Edmonton, Alberta



### Property Highlights

- Prime land & building located in West Edmonton
- Over 14,500 SF of office, showroom and shop/warehouse space
- Situated on 1.14 Acres (200' Frontage x 306')
- High profile commercial and light industrial neighbourhood
- Excellent location!

## Property Photos



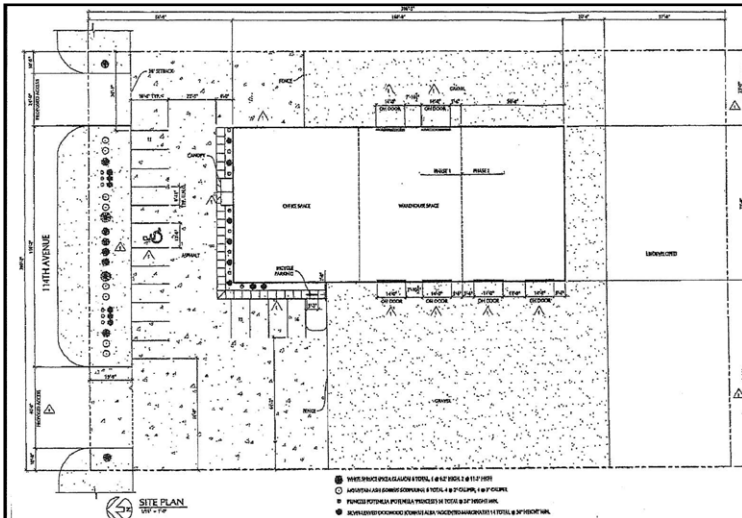
## Property Details

- Building Size:** 4500 SF office/showroom (main floor)  
2889 SF office (second floor)  
7500 SF shop/warehouse
- Building Details:** 75' wide by 160' long. Steel frame super structure developed on reinforced grade beam & pile foundation. 6.5" concrete slab flooring. Mezzanine/offices comprised of metal decking supported by steel trusses & topped with layer of concrete
- Electrical/Mech:** 400 Amp service, 120/208 volt main electrical service and roughed in for 600 Amp service
- Features:** HVAC system, radiant heat, ventilation system (3 exhaust fans & mount-up air unit), complete wet sprinkler system, alarm system, emergency lighting and built in system networking

- Built:** 2004
- Land Size:** 1.41 Acres (200' frontage x 306')
- Zoning:** IB (Industrial Business)
- Parking:** 40+ stalls, majority paved plus ample parking on side
- Fencing:** Rear yard chain link security fencing with gates on either side
- Taxes:** \$23,977.15 (2008)

**Asking Price: \$3,600,000**

## Site Plan



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.)  
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## Location Map



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