

COURT ORDERED SALE

NAI Commercial







FULLY DEVELOPED INDUSTRIAL
OFFICE/WAREHOUSE CONDO - 4,602 SF



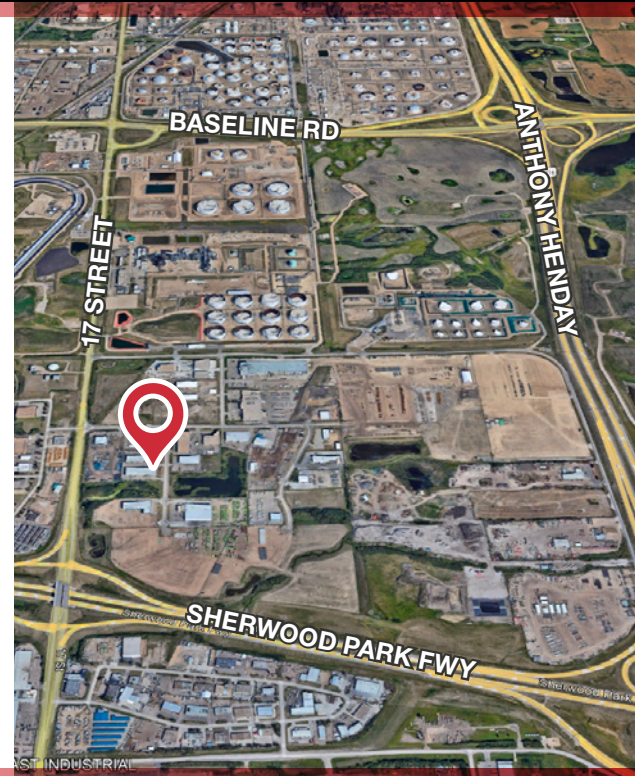
**PRICE
REDUCED!
NOW: \$850,000**

150, 8710 - 15 STREET | EDMONTON, AB | OFFICE/WAREHOUSE CONDO

PROPERTY HIGHLIGHTS

-  **Extensive Buildout:** Recently developed unit optimal for a variety of industrial users seeking functional office/admin space with warehouse component
-  **Unit size:**
 - Main Floor Office: 1,590 sq.ft.±
 - Main Floor Shop: 1,350 sq.ft.±
 - Main Floor Area: 2,940 sq.ft.±
 - 2nd Floor Office: 1,662 sq.ft.±
 - Total Rentable Area: 4,602 sq.ft.±
-  **Zoning:** Medium Industrial zoning
-  **Fully sprinklered unit**
-  **Immediate possession**
-  **Location:** Easy access to Sherwood Park Freeway, Whitemud Drive, Anthony Henday and QEII Highway

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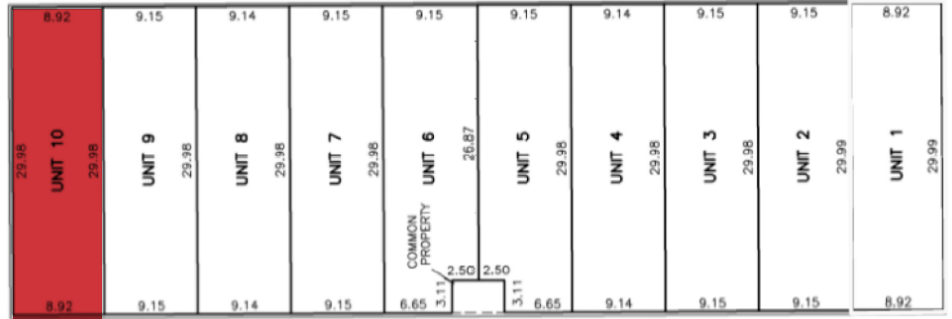
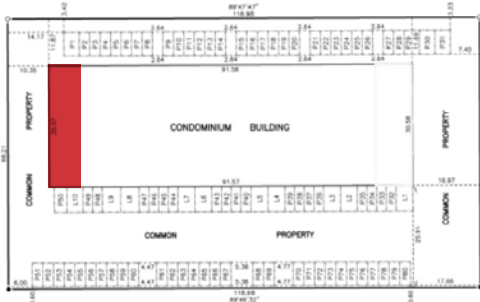
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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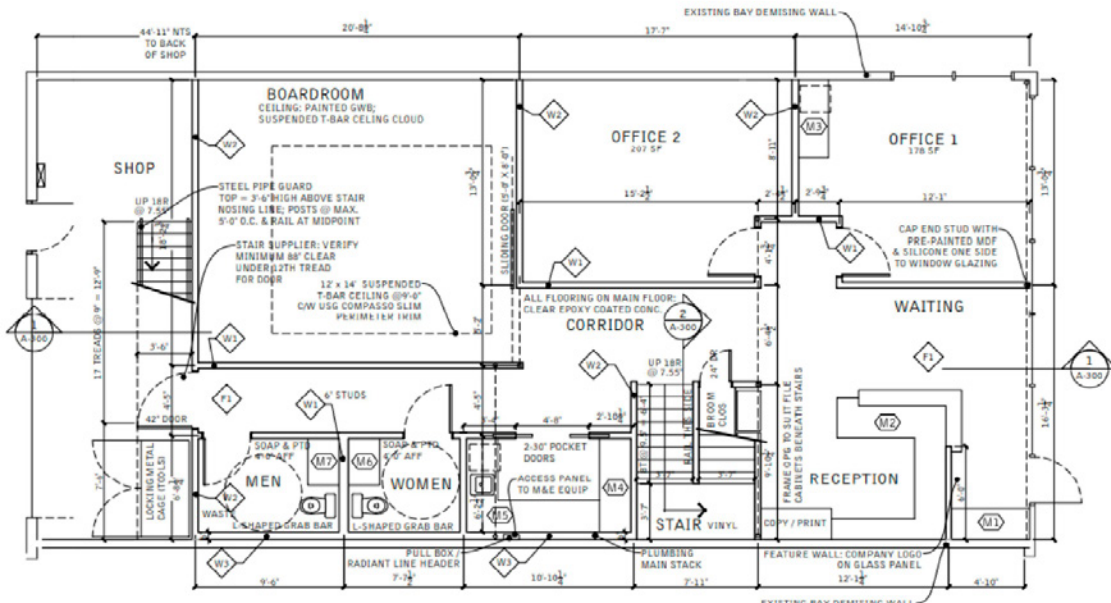
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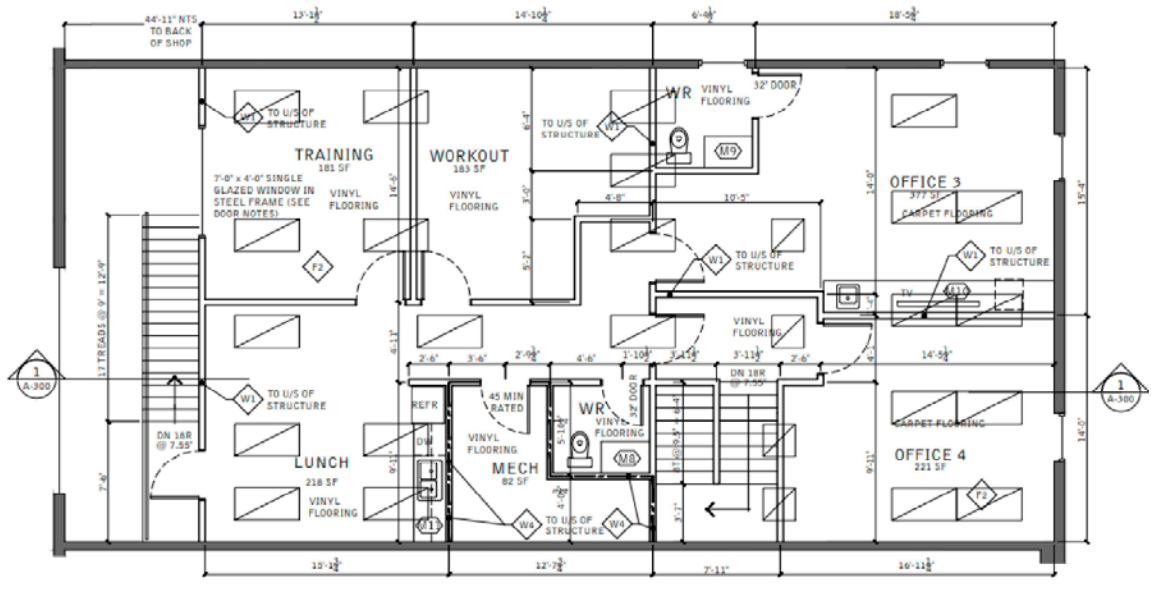
ADDITIONAL INFORMATION

SIZE	Main Floor Office: 1,590 sq. ft. Main Floor Shop: 1,350 sq. ft. Main Floor Area: 2,940 sq. ft. 2nd Floor Office: 1,662 sq. ft. Total Rentable Area: 4,602 sq. ft.
ZONING	IM (Medium Industrial)
LEGAL DESCRIPTION	Plan 1023719, Unit 10
POWER	100A, 120/208 volt, 3 phase (TBC by Purchaser)
YEAR BUILT	2010
LOADING DOORS	14'x16' front loading insulated overhead door
CEILING HEIGHT	24' at the rear
HEATING	Office: Forced air Warehouse: Radiant tube
AIR CONDITIONING	Yes
LIGHTING	T5H0
SUMP	Two compartment sumps, minimum one sump per bay
CONDO FEES	\$401.55 per month (2023)
TAXES (2023)	\$9,788
AVAILABILITY	Immediate
SALE PRICE	\$905,000 (\$196 PSF) REDUCED \$850,000





1 MAIN FLOOR PLAN
A-200 3/16" = 1'-0"



1 SECOND FLOOR PLAN
A-210 3/16" = 1'-0"

