

FOR SALE

LAW CONDO COMPLEX

NAI Commercial



10342 - 59 AVENUE | EDMONTON, AB | INDUSTRIAL CONDO

PROPERTY DESCRIPTION

- Small industrial/office condo unit for Sale
 - » Main floor office/warehouse unit (2,200 sq.ft.±)
- Contains 12'x14' grade loading door, double compartment sump, T5H0 lighting, and a unique office layout to accommodate a wide variety of users
- Property features include fibre optic internet service, common yard area (30'± depth) for warehouse bay, concrete demising walls, and onsite/street parking
- Convenient South central location with easy access to Gateway Blvd, Calgary Trail, Whitemud Drive and Argyll Road/Sherwood Park Freeway

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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 1722227, Unit 1
SIZE	2,220 sq.ft.±
LOADING	<ul style="list-style-type: none"> • 12'x14' grade door to yard • 8'x7' grade door on the interior (roll down fire door) separating the office from warehouse
POWER	Single phase, 208V, 100 amp service
CLEAR HEIGHT	16'± under truss
PARKING	3 stalls
YEAR BUILT	1980
ZONING	(IH) Heavy Industrial
PROPERTY TAXES (2024)	\$11,537.89
CONDO FEES	\$5.40/sq.ft. (2024 estimate) includes condo fees, maintenance, admin fees, and building insurance
SALE PRICE	\$449,900

NOTES Tenant in place until February 28, 2025, although earlier possession may be available. See agent for details.

Fresh improvements comprised of reception, kitchenette, two private offices, open work area, warehouse and one washroom. ½ tonne jib crane, double compartment sump, T5HO lighting.

