

FOR SALE

SMALL FREESTANDING FLEX BUILDING

NAICommercial



16107 STONY PLAIN RD | EDMONTON, AB | COMMERCIAL BUILDING

PROPERTY HIGHLIGHTS

- Fronting Stony Plain Road
- Drive-through bay with two overhead doors at front and back
- Concrete block construction
- Buildout includes small reception/customer waiting area along with two, two-piece washrooms and an office
- Due diligence documents include: Phase 1 ESA & Appraisal

CONOR CLARKE

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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION Plan 2331HW Blk 3 Lot 19 (16107)

BUILDING SIZE 4,554 sq.ft.±

SITE SIZE 7,254 sq.ft.±

ZONING Mixed Use (MU) and

AVAILABLE Immediately

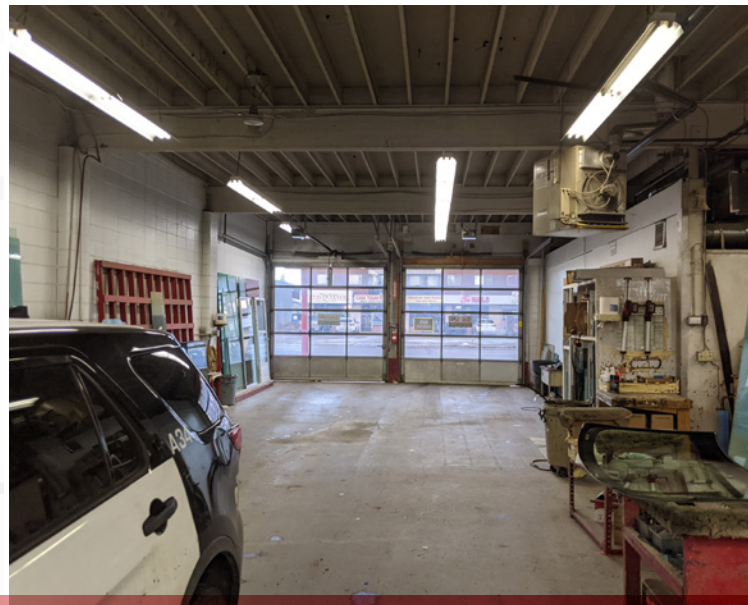
YEAR BUILT 1969

HEATING Forced air units

LIGHTING Flourescent

LOADING (2) 10 ft. overhead doors (Front)
(2) 12 ft. overhead doors (Back)PROPERTY TAXES \$19,717.34
(2024)

SALE PRICE \$850,000



Stony Plain Rd Stony Plain Rd Stony Plain Rd Stony Plain Rd

Suite #205
Unit 107

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