

FOR SALE

NAI Commercial

SMALL FREESTANDING FLEX BUILDING

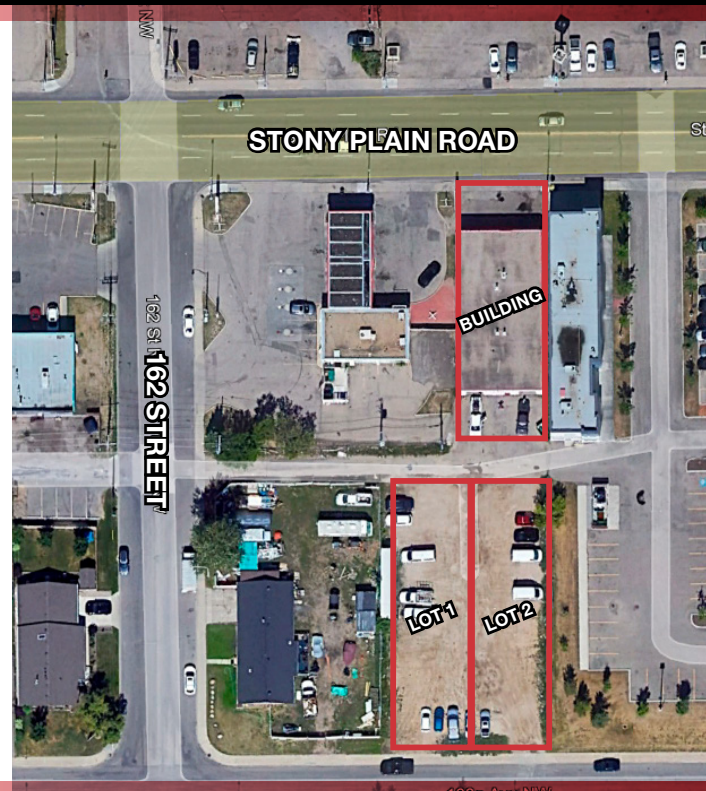


16107 STONY PLAIN RD | EDMONTON, AB | COMMERCIAL BUILDING & STORAGE LOTS

PROPERTY HIGHLIGHTS

- Fronting Stony Plain Road
- Drive-through bay with two overhead doors at front and back
- 0.3 acre lot located across rear alleyway for equipment and/or vehicle storage
- 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

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



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2331HW Blk 3 Lot 19 (16107) Plan 2331HW Blk 3 Lot 12 (16122) Plan 2059HW Blk 3 Lot 13 (16126)
BUILDING SIZE	4,554 sq.ft.±
SITE/YARD SIZE	Building: 7,254 sq.ft.± Lot 1: 7,254 sq.ft.± Lot 2: 6,579 sq.ft.±
ZONING	Mixed Use (MU) and Small Scale Residential (RS)
AVAILABLE	Immediately
YEAR BUILT	1969
HEATING	Forced air units
LIGHTING	Flourescent
LOADING	(2) 10 ft. overhead doors (2) 12 ft. overhead doors
PROPERTY TAXES (2024)	Building: \$19,717.34 Lot 1: \$6,418.17 Lot 2: \$\$7,001.83
SALE PRICE	\$1,405,000



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