

# COURT ORDERED SALE

NAI Commercial

## FREESTANDING OFFICE/WAREHOUSE

13,860 SF± ON 0.99 ACRES± (LAND AND BUILDING ONLY)







**3804 - 74 AVENUE | EDMONTON, AB | FREESTANDING BUILDING**

### THE OPPORTUNITY

NAI Commercial Real Estate, have been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of located at 3804 - 74 Avenue Edmonton, Alberta (the "Property"). Opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received.

### PROPERTY HIGHLIGHTS

-  **Functionality:** The property can cater to a wide variety of light to medium industrial applications and offers 32.5' ceiling height
-  **Loading:** (2) 16'x16' grade loading O/H doors
-  **Site Size:** Only 32% site coverage ratio allows for future potential building expansion and ample secured/gravelled yard storage (0.99 acres±).
-  **Location:** The property is strategically located in the Weir Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2 Highway



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*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*



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### ADDITIONAL INFORMATION

SITE SIZE	0.99 acres±	LOADING	(2) 16' x 16' grade O/H doors
BUILDING SIZE	13,860 sq.ft.±	POSSESSION	Upon closing
LEGAL DESCRIPTION	Lot 16, Block 6, Plan 7821234	PROPERTY TAXES	\$54,077.33 (2024)
ZONING	IM (Medium Industrial)	SALE PRICE	\$2,400,000
YEAR BUILT	1979		
SUMPS	Two stage compartment		
POWER	800 amp, 3 phase (TBC by Purchaser)		
CEILING HEIGHT	32.5'		

