

FOR SALE

NAI Commercial

FREESTANDING INDUSTRIAL BUILDING WITH YARD



5720 - 103A STREET | EDMONTON, AB | 8,912 SF± DEMISED TO 2 BAYS

PROPERTY HIGHLIGHTS

- 8,912 sq.ft industrial building on 0.54 acres
- Drive-thru bays
- (2) 10T cranes (1 per bay)
- 23' clear height
- 5,500 sq.ft.± vacant for owner/user
- Dual compartment sumps
- 200A power per bay (TBC)
- Heavy Industrial Zoning
- Close proximity to Calgary Trail, Gateway Boulevard and Whitemud Drive

GORDIE LOUGH

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ADDITIONAL INFORMATION

AREA AVAILABLE	8,912 sq.ft.±
LEGAL DESCRIPTION	Plan: 398NY; Block: 88; Lot: 10
ZONING	IH (Heavy Industrial)
AVAILABLE	Negotiable
YEAR BUILT	1975
CEILING HEIGHT	29'
POWER	200 amp (TBC)
LOADING	(4) 12'x14' (1) 12'x18'
PROPERTY TAXES	\$34,751.22 (2023)
SALE PRICE	\$2,100,000



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