

FOR SALE

NAI Commercial



FREESTANDING OFFICE/WAREHOUSE

13,380 SF± ON 1.65 ACRES±

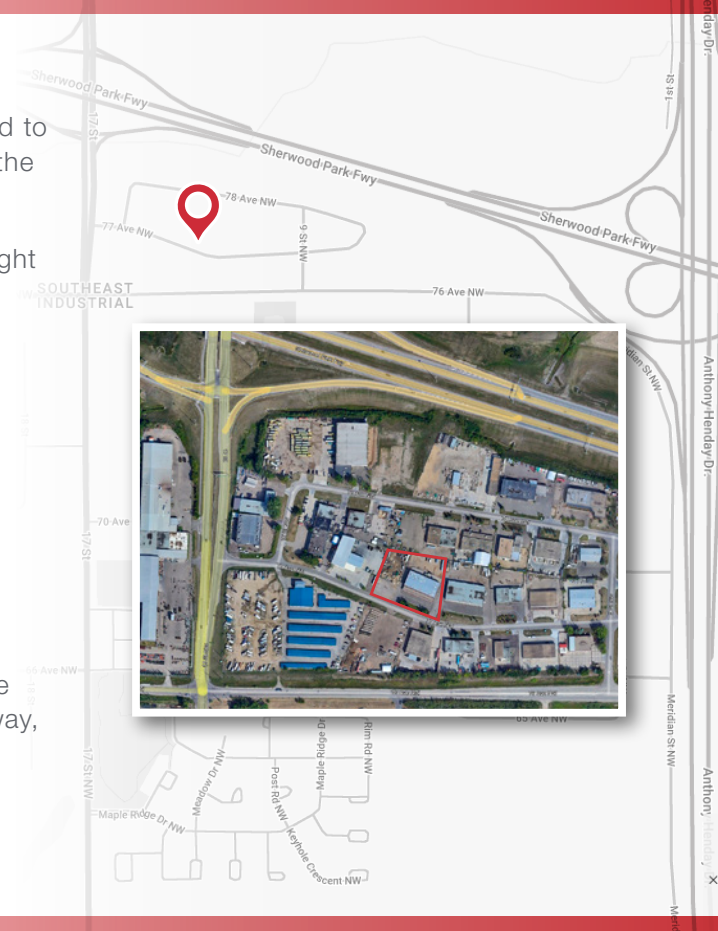


1320 - 77 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

UNIQUE OPPORTUNITY

-  **Configuration:** The building is demised and condominiumized to accommodate multiple occupant(s) or a single user seeking the ability to expand or sell bays independently.
-  **Functionality:** The property can cater to a wide variety of light to medium industrial applications
-  **Possession:** Up to 8,493 SF available (Bays 2 through 5 – contiguous)
-  **Loading:** (7) 14'x12' grade loading with ability to have 2 driveways into the yard area
-  **Site Size:** Only 19% site coverage ratio allows for future potential building expansion (North) and ample secured/gravelled yard storage (1.65 acres±).
-  **Location:** The site is strategically located in the Maple Ridge Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2

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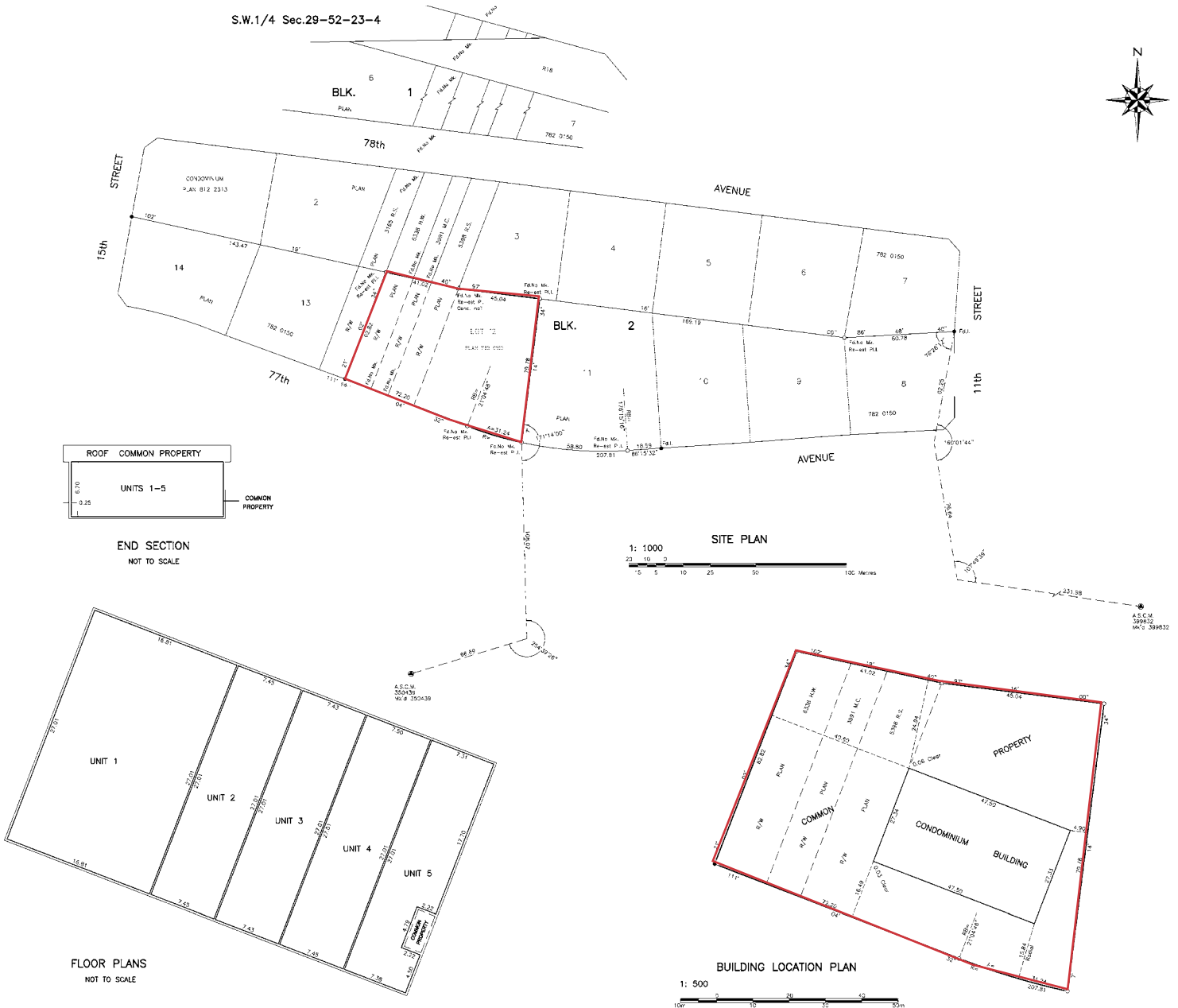
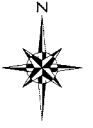
**ADDITIONAL INFORMATION**

PROPERTY SIZE	1.65 acres±
BUILDING SIZE	13,380 sq.ft.±
SITE COVERAGE	19%±
LEGAL DESCRIPTION	Condo Plan 062 3832, Unit(s) 1-5
ZONING	BE (Business Employment)
YEAR BUILT	1979
CEILING HEIGHT	Approx 22'
SUMPS	Two stage compartment
POWER	3 phase (TBC by Purchaser)
ADDITIONAL PROPERTY HIGHLIGHTS	Unit #1 rental income in place until June 1, 2026 with ability to extend month to month tenancies

LOADING	(7) 14' x 12' grade O/H doors
SERVICES	Municipal
POSSESSION	Bay 1: June 1, 2026 Bays 2, 3, 4 & 5: Within 30 days of closing
PROPERTY TAXES	\$62,393.08 (2024)
SALE PRICE	\$2,850,000



S.W.1/4 Sec.29-52-23-4



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