

FOR SALE

NAI Commercial

INDUSTRIAL CONDO WITH CRANE



6309 - 76 AVENUE | EDMONTON, AB | INDUSTRIAL CONDO

PROPERTY HIGHLIGHTS

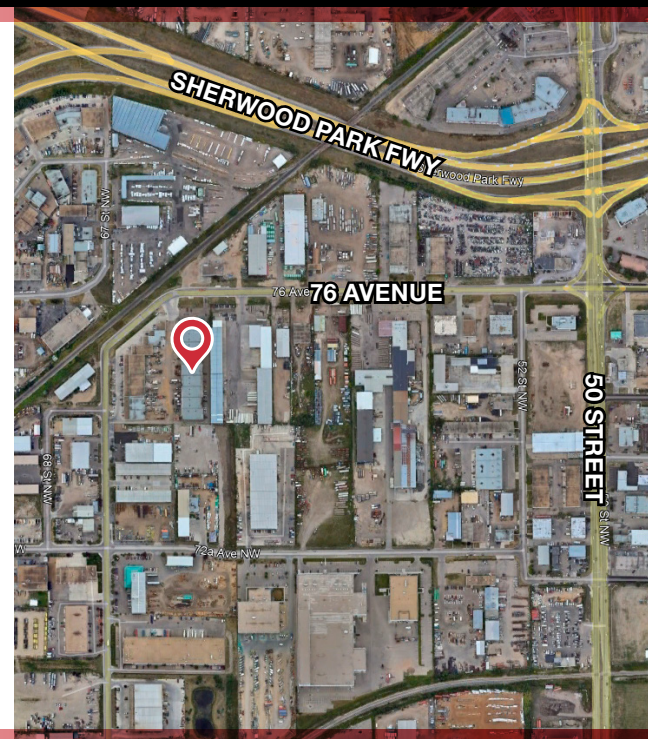
- 3,480 sq.ft main floor + 750 sq.ft second floor office
- Drive-thru capability
- 21.5' clear height
- 5T crane (Purchaser to certify)
- Dual compartment sump
- 12' x 14' powered overhead door
- 8' x 8' front loading

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	3,480 sq.ft main floor 750 sq.ft second floor office 4,230 sq.ft total
LEGAL DESCRIPTION	Plan 7920462; Unit 5
YEAR BUILT	1979
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
CEILING HEIGHT	21.5' clear
POWER	225A 240V (TBC)
LOADING	(1) 12' x 14' (1) 8' x 8'
CONDO FEES	\$274.30/month (2024)
PROPERTY TAXES	\$17,042.22 (2024)
SALE PRICE	\$765,000

