



22604 - 113 Avenue, Edmonton

## For Sale or Lease

# 11,531 SF Industrial Building on 2.18 Acres of land

Direct proximity to Yellowhead with Egress/Ingress to 113 Avenue and excellent access to transportation routes. This securely gated West End medium industrial Building Boasts a full service wash bay and mechanical serving area. Perfect for a variety of uses such as transportation and equipment repair. Available Immediately

### Building Features



Quick HWY  
Access



Truck  
Storage



On site  
Storage



Loading  
Doors

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# Property Overview

<b>Civic Address</b>	22604 113 Avenue, Edmonton, AB	<b>Building Size</b>	11,531 +/- SF	<b>Lighting</b>	Phosphorus bulbs
<b>Legal Address</b>	Plan 0325376 Block 5 Lot A4	<b>Ceiling Height</b>	20' +/-	<b>Available</b>	Immediately
<b>Zoning</b>	IM - Medium Industrial	<b>Power</b>	220V (600 AMP)	<b>Rates</b>	Contact Agent
<b>Site Area</b>	2.18 Acres +/-	<b>Loading</b>	5 x Grade 1 x Dock	<b>Op Costs</b>	\$4.50 PSF

