

FOR SALE

ATOMIC CENTRE OFFICE/WAREHOUSE CONDO

15363 117 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 4,313 sq ft ± two-storey commercial office condo with rear warehouse space
- Located just off 118 Avenue & 156 Street
- Fully paved marshalling area
- Excellent access to major thoroughfares

CONTACTS

SCOTT ENDRES

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T 780.448.0800 F 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

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Property Information

MUNICIPAL ADDRESS	15363 117 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 792245; Unit: 5
ZONING	IH (Heavy Industrial)
NEIGHBOURHOOD	Garside Industrial
YEAR BUILT	1978
SIZE	
MAIN FLOOR	2,313 sq ft ±
2ND FLOOR	<u>2,000 sq ft ±</u>
TOTAL AREA	4,313 sq ft ±
MEZZANINE	313 sq ft ± (not incl in total sq ft)
PARKING	3 designated stalls (plus parking in the rear)
POWER	225 Amps/240 Volts, 3 Phase, 4 wire
INTERNET	Telus Fibre Optic
SIGNAGE	Facade & pylon
HVAC	Forced air in shop, air conditioning in office
DRAINAGE	Sump
LOADING	12' x 10'
FURNITURE	Negotiable



Financial Information

<i>Sale Price:</i>	<i>\$495,000.00</i>
<i>Condo Fees:</i>	<i>\$872.18/month (2024)</i>
<i>Property Taxes:</i>	<i>\$14,832.56/yr (2024)</i>
<i>Possession:</i>	<i>Immediate</i>



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Build Out:

Main Floor:

- Vestible
- 3 offices
- Reception area
- 2 washrooms
- Kitchen
- Warehouse
- Storage room

Second Floor:

- 6 offices
- Open work space
- 1 washroom (w/shower)
- Storage mezzanine



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Quality Based on *Results*, Not *Promises*.

Contact Us For More Information



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