



## Free standing 15,700 SF building on 1.15 acres

- Building has been completely renovated including a new roof, windows, overhead doors, and HVAC (2024)
- Grade loading with the potential for drive through
- Includes one overhead bridge crane (5-ton)
- Fenced and secured yard are with two access points
- Excellent location within close proximity to Stony Plain Road/Hwy 16A and Anthony Henday Drive

### Get more information

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# For Sale

20711 - 107 Avenue, Edmonton, AB

## Property Details

Building Size: 1,800 sf Main floor office  
12,100 sf shop/warehouse  
1,800 sf second floor office  
**15,700 sf total**

Site Size: 1.15 acres

Zoning: IM - Medium Industrial

Loading: Grade (4)

Ceiling: 20' clear

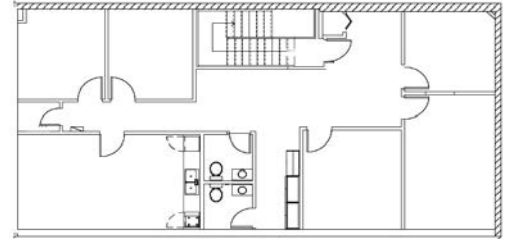
Electrical: 600 amp, 208 volt, 3 phase TBC

Year Built: 1980  
2024 (Renovated)

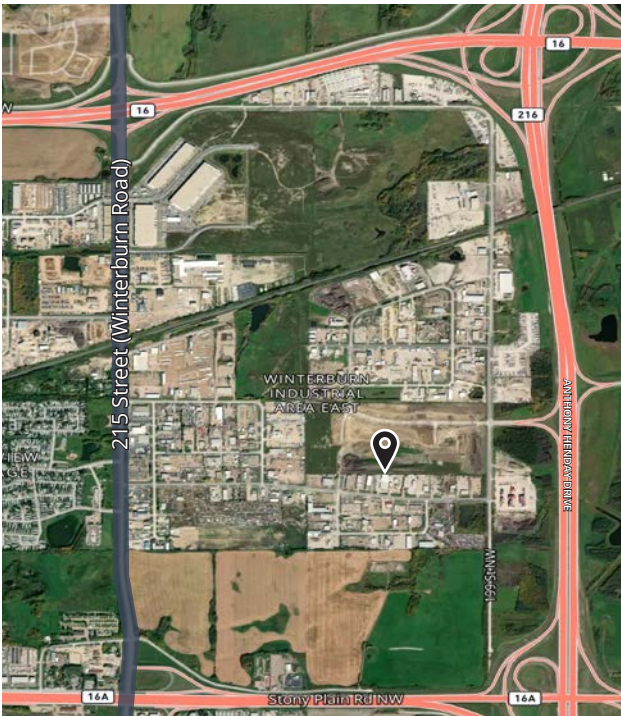
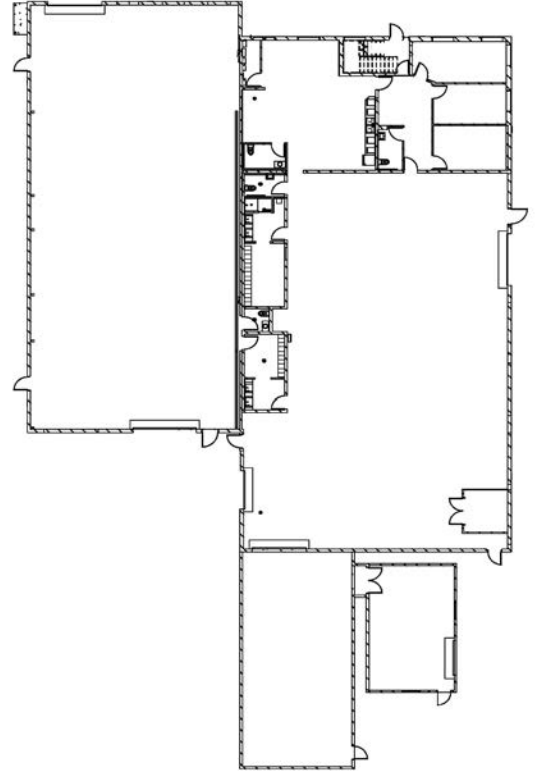
Taxes: \$49,155.21(2024)

Asking Price: **\$2,750,000**

## Second Floor



## Main Floor



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