

FOR SALE



±8,105 SF ON 0.60 ACRES

ASPHALT PARKING AND YARD, FENCED AND GATED

**7230 68TH
AVENUE**

Edmonton, Alberta

 **CUSHMAN &
WAKEFIELD**
Edmonton

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

Chris Van Den Biggelaar
Associate Partner
780 200 0353
chris.biggelaar@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

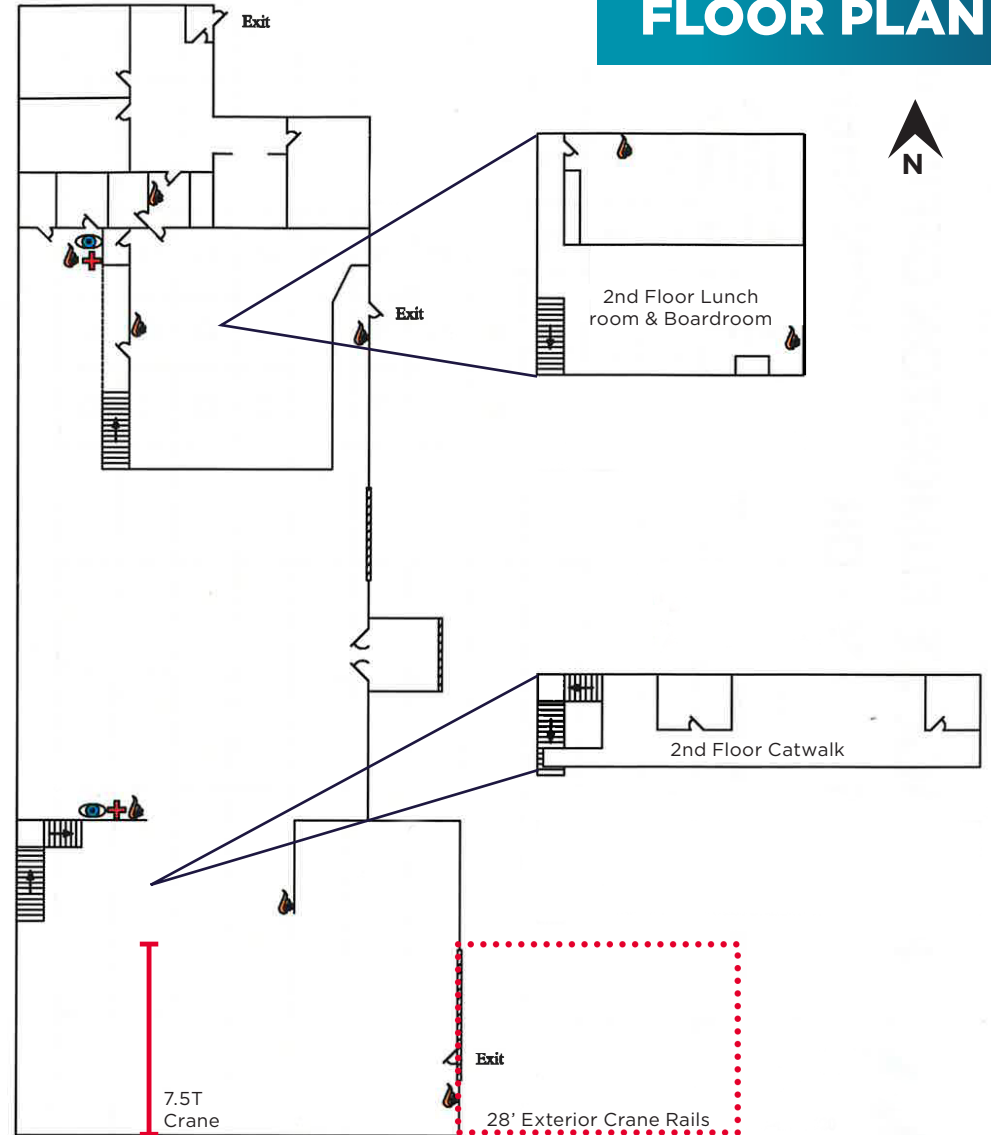
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PROPERTY HIGHLIGHTS

- Nicely finished office space suitable for a variety of professional or industrial users
- Excellent access to nearby amenities including fuel, restaurants and coffee shops
- Convenient Bus Transit access is located nearby
- Fibre-optic Internet available



FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS	7230 68 Avenue, Edmonton	LOADING DOORS	Grade (1) 12' x 14' ; (1) 15' x 26'
LEGAL DESCRIPTION	Plan: 4211MC Block: 11 Lot: H	CRANES	7.5 Ton (21' underhook) with 28' exterior runway
ZONING	Future Urban Development (FD)	LIGHTING	LED and Fluorescent
YEAR BUILT	1980	HEATING	Radiant (Warehouse)
MARKET	Davies Industrial East	CEILING HEIGHT	14' Clear (Front Bay); 27' (Fabrication Bay)
SITE SIZE	0.60 Acres	CONSTRUCTION	Steel Frame
BUILDING SIZE	±2,277 SF Main Floor Office ±448 SF 2nd Floor Office ±5,380 SF Warehouse/Shop ±8,105 SF Total	AVAILABILITY	Immediately
POWER	200A, 120/208V and 100A, 347/600V	TAXES	\$45,705.45
AIR	Air Compressor and Air Lines		

SALE PRICE: \$1,800,000



KEEP IN TOUCH

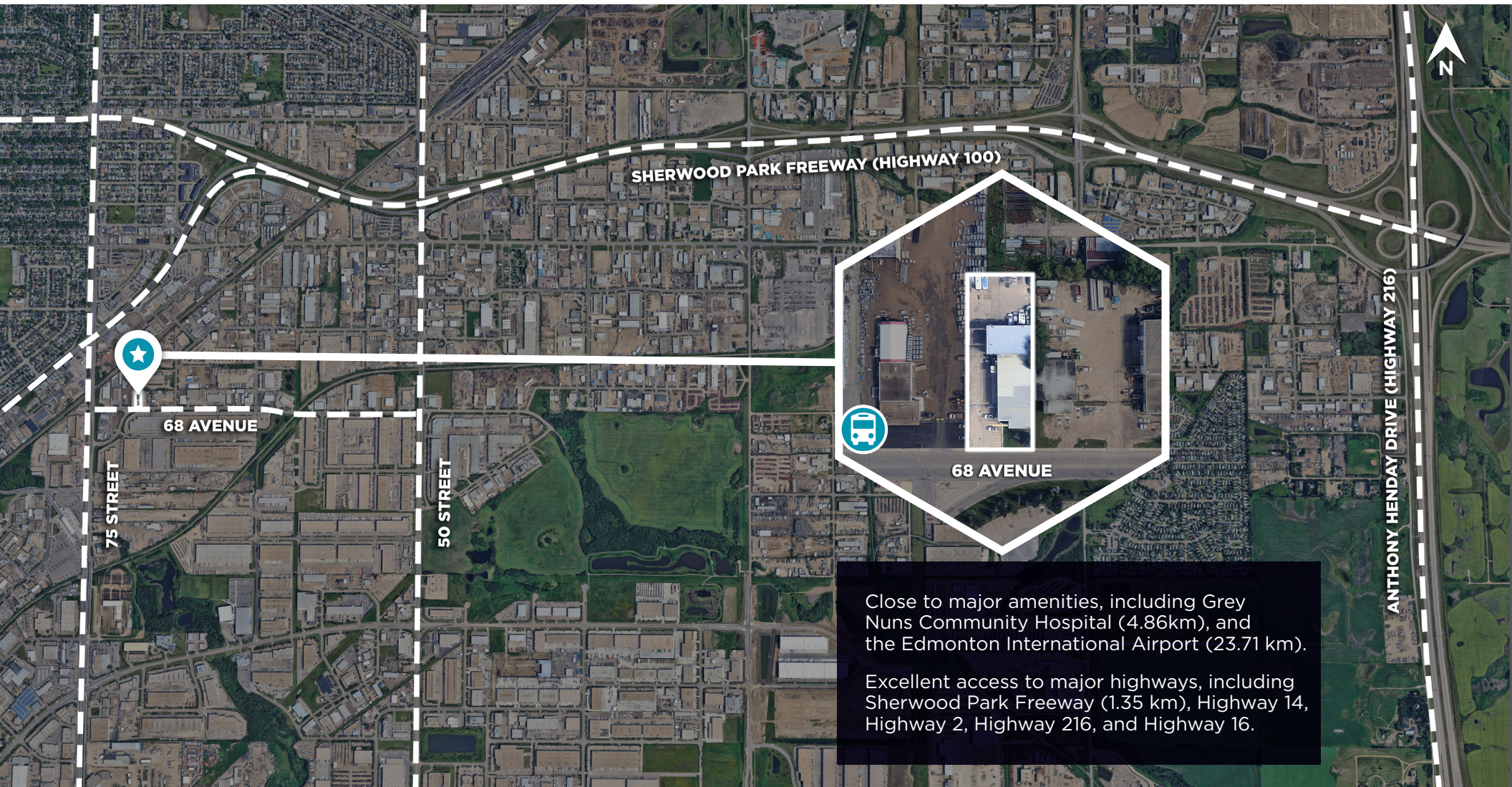


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Close to major amenities, including Grey Nuns Community Hospital (4.86km), and the Edmonton International Airport (23.71 km).

Excellent access to major highways, including Sherwood Park Freeway (1.35 km), Highway 14, Highway 2, Highway 216, and Highway 16.