

FOR SALE/LEASE

BRAND NEW STORAGE AND BUSINESS CONDOS

20304 - 109 Ave NW, Edmonton, AB



HIGHLIGHTS

- Various sized bays ranging from 770 sq ft to 1,958 sq ft ±
- 38 bays available with options to purchase or lease (vendor financing available)
- Includes a 12' x 14' overhead door, floor drain, LED lighting and more
- Gated and fenced site with security system
- Easy access from Yellowhead Trail and Anthony Henday

ERIC STANG

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ROYAL PARK
REALTY™

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

royalparkrealty.com

Property Location | 20304 - 109 Ave NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS 20304 - 109 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION Plan: 2121695; Block: 4; Lot: 20

ZONING IM ([Medium Industrial](#))

AVAILABLE SIZES 770 - 1,958 sq ft ±

TOTAL BUILDING SIZE Building 1: 23,448 sq ft ±
Building 2: 21,890 sq ft ±

SALE PRICE **Starting at \$359,801.00/unit**

VENDOR FINANCING 4.95% on a 3 year term (with 20% down)

PROPERTY TAXES Contact Agent

LEASE RATE **\$19.00/sq ft**

OP COSTS Contact Agent

CONSTRUCTION Insulated panel

YEAR BUILT 2023

GRADE LOADING (1) 12' x 14' overhead door/unit

CEILING HEIGHT 19' clear

POWER 100 amp

LIGHTING LED

SPRINKLERS Yes

YARD Gated and fenced compound with keycard access

SERVICING Fully serviced

POSSESSION Immediate



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Welcome To Your Ultimate Storage Solution

Whether you're a car enthusiast with a prized collection, an adventurer in need of a secure home for your boat or RV or maybe a tradesperson needing to store tools and equipment, these brand new industrial storage condo bays were built with you in mind.

Designed for flexibility, security and long term value, this is more than just storage - it's your personal or professional space, on your terms.

Clean, modern and customizable, these bays offer the perfect blend of convenience and investment potential.



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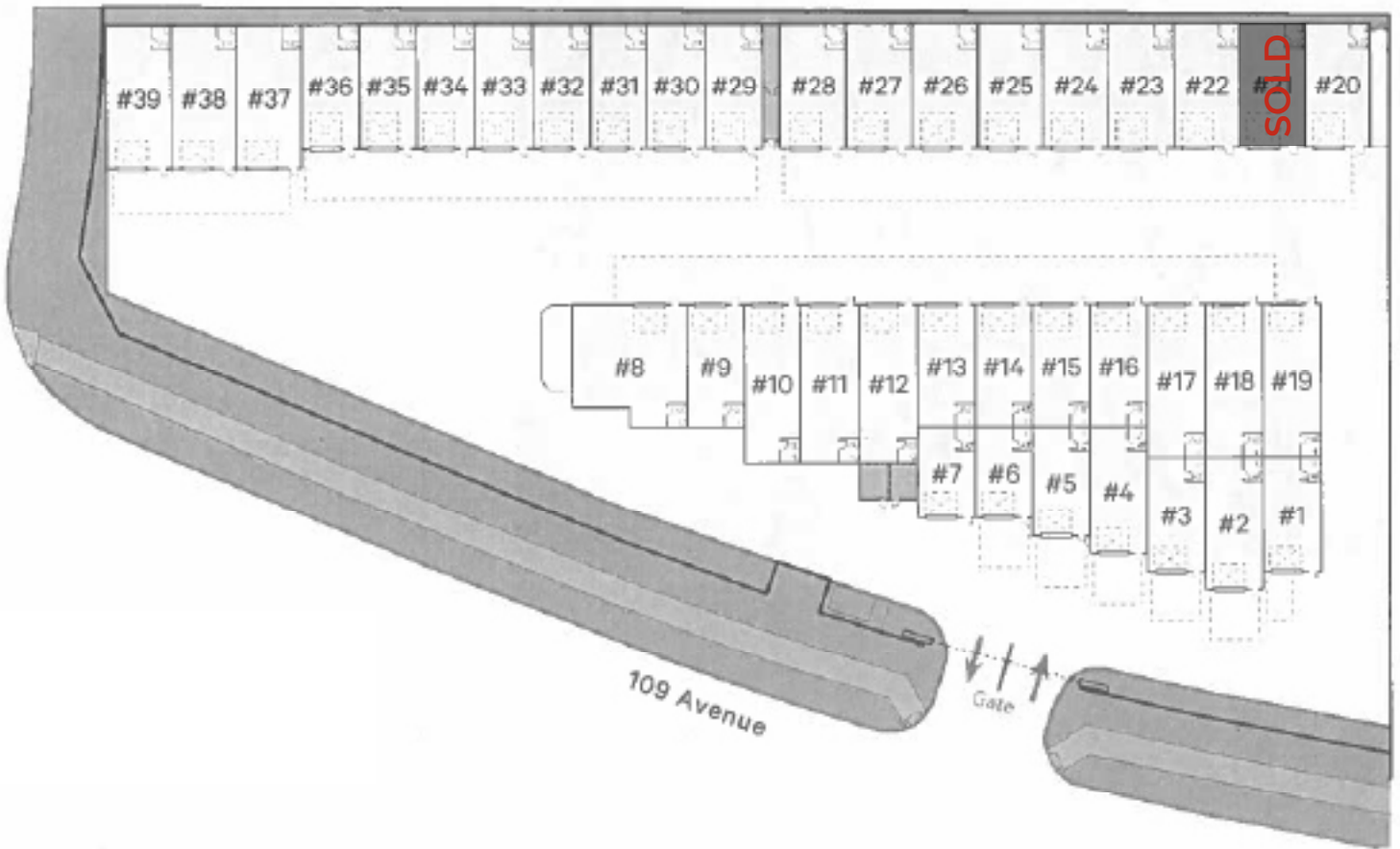


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Site Plan | 20304 - 109 Ave NW, Edmonton, AB



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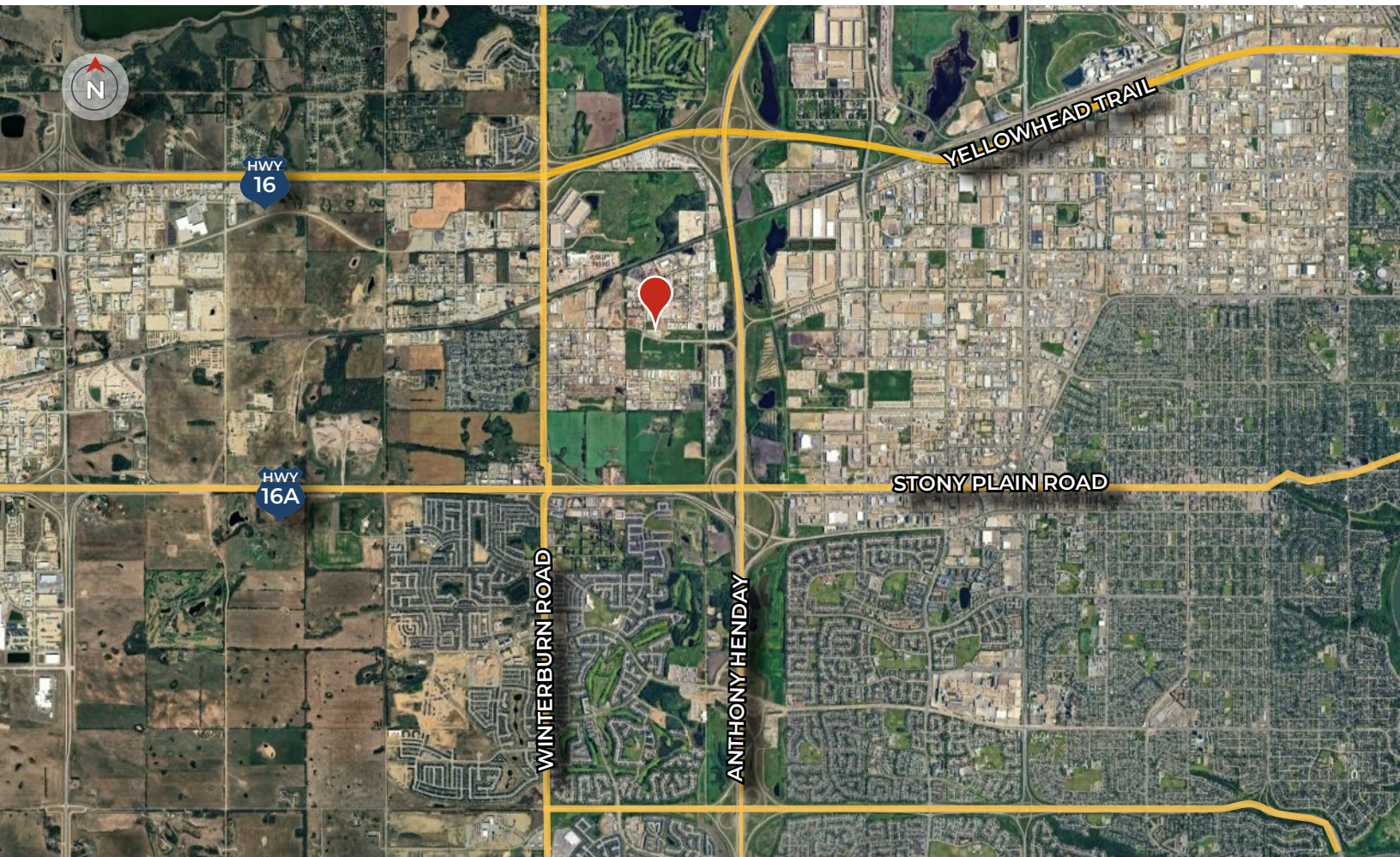
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Regional Map | 20304 - 109 Ave NW, Edmonton, AB



CONTACT OUR TEAM:



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