



17404 108 Avenue, Edmonton

Owner User Industrial Building



PROPERTY DETAILS

Address:	17404 108 Avenue, Edmonton
Legal:	Plan 7721110, Block 8, Lot 10
Zoning:	IM - Medium Industrial
Site Size:	0.80 Acres (+/-)
Total Building Size:	15,616 SF (+/-)
Warehouse/Office:	11,520 SF (+/-)
Second Floor Office:	4,096 SF (+/-)
Property Tax:	\$55,043.25 (2024 Est)
Assessed Value:	\$2,080,000 (2024)
Sale Price:	\$1,999,999.00



PROPERTY HIGHLIGHTS

- Income in Place on second floor offices
- 4 X Warehouse + 4 X 2nd Floor Offices
- Fenced Yard / Access at Rear
- Owner User Opportunity
- Short Term Leases in Warehouse



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PROPERTY SPECIFICATIONS

Yard:	Paved & Fenced
Heat:	Radiant & Forced Air
Power:	400 AMP / 240 V / 3 Phase (TBC by purchaser)
Lighting:	Metal Halide
Loading:	4 X 12' X 12' Grade Loading
Ceiling Height:	20'6" Clear
Floor Drains:	Yes



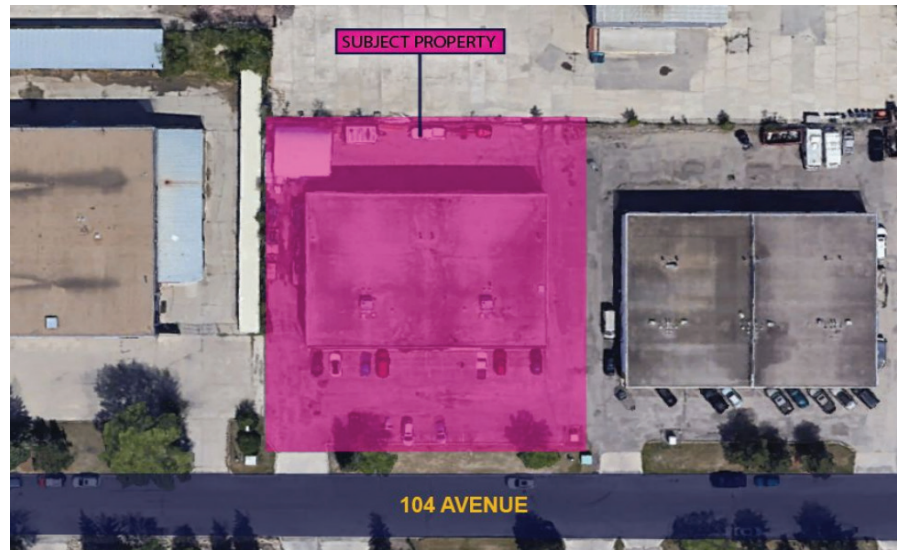
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LOCATION FEATURES

- Excellent access to major arterials including 170 Street, Highway 216, 107 Avenue, 111 Avenue, Highway 16 (Yellowhead) and Stony Plain Road
- Located in the heart of West Edmonton's industrial park in the McNamara
- Industrial neighbourhood
- Paved and fenced yard
- 30+ parking stalls upfront
- Grade loading
- Transit accessible



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