

**FOR SALE**

**NAI Commercial**

**INDUSTRIAL CONDO WITH OPEN WAREHOUSE**



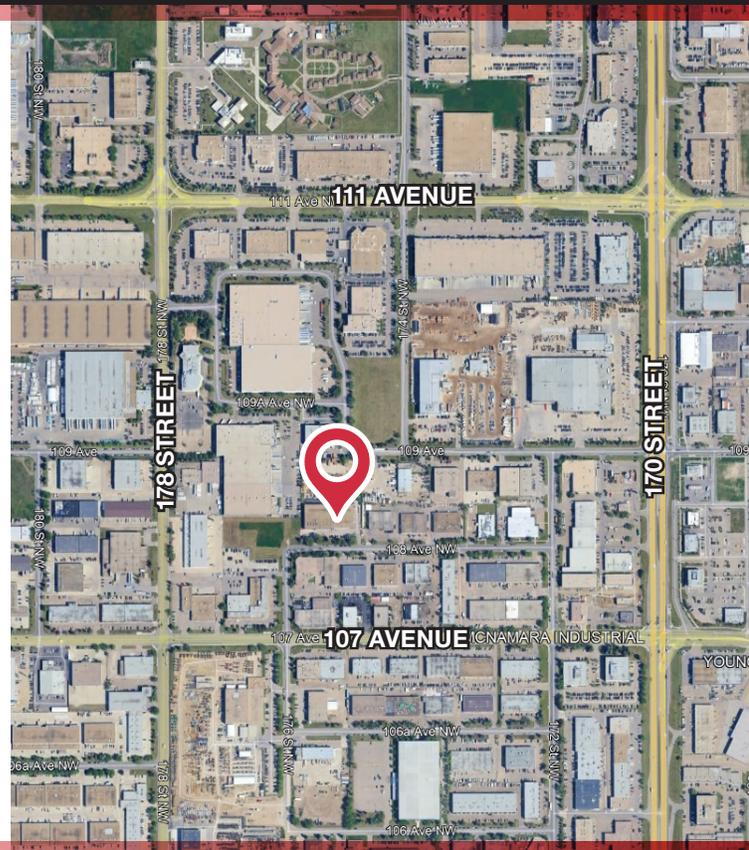
**#102, 17528 108 AVENUE | EDMONTON, AB | END CAP UNIT WITH YARD STORAGE**

**PROPERTY HIGHLIGHTS**

- 3,513 sq.ft.± end-cap unit featuring two grade-level loading doors
- Spacious open warehouse with washroom including shower; ready for office build-out if required
- Covered yard storage located directly behind the unit
- Zoned for Medium Industrial (IM) use
- Recent condominium conversion completed
- Convenient access to 170 Street and Anthony Henday Drive
- Vendor financing available for quick closing

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ADDITIONAL INFORMATION

AREA AVAILABLE	3,513 sq.ft.
LEGAL DESCRIPTION	Condominium Plan 2320624, Unit 2
ZONING	IM
AVAILABLE	Immediately
CEILING HEIGHT	18' clear
POWER	200 Amp 3 phase (TBC)
CONDO FEES	\$1,542/month including utilities (power, water, gas and sewer) (2025)
PROPERTY TAXES	\$15,432 (2025)
SALE PRICE	\$525,000 (\$149/Sq.Ft.)

