

For sale

LADES CANADA

10723

10719

BE ENGINEERING OES

PARA

# High-quality office/warehouse condo for sale

10719 - 184 Street, Edmonton, AB

## SPACE PROFILE

4,800 SF

Total SF

12x14 grade level

Loading

Immediate

Availability

BE

Zoning

- Frontage to 184 Street
- High quality office build out
- Easy access to Highway 16 and the Anthony Henday

savills



- Warehouse: 2,400 SF
- Main floor office: 1,200 SF
- Second floor office: 1,200 SF
- Owner is willing to lease back the second-floor office

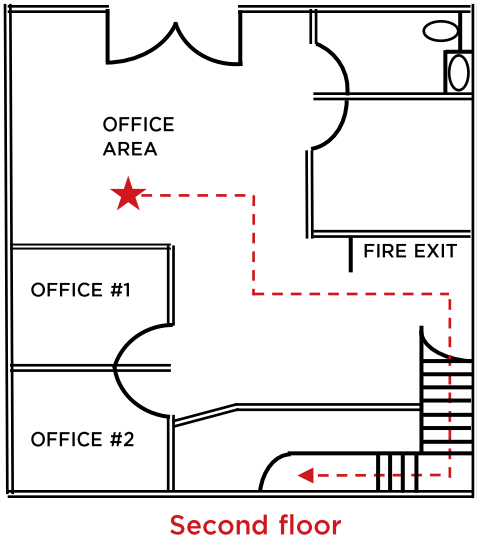
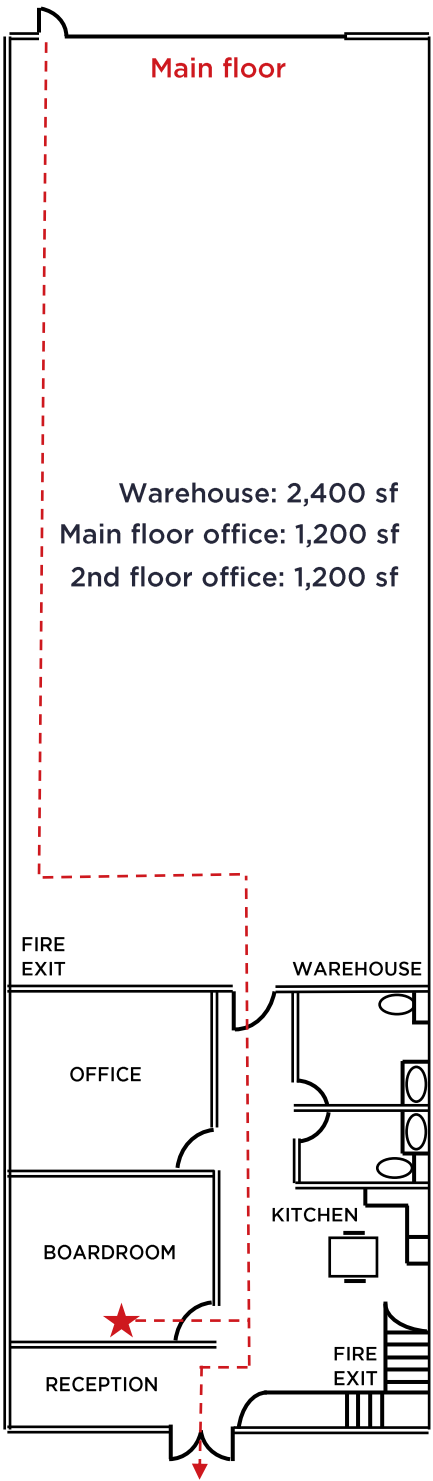
**Asking price:** \$1,199,000  
**Taxes:** \$23,419.82  
**Condo fees:** \$695.81 / month





FOR SALE

4,800 SF Available







**Alex Heintz**  
 +1 780 905 9925  
 aheintz@savills.ca  
 Corporate Managing Director

**Nick Charif**  
 +1 587 387 3198  
 ncharif@savills.ca  
 Associate Director



The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.