

FOR SALE

20304 - 109TH AVENUE | EDMONTON, AB

STORAGE/BUSINESS CONDO UNITS FOR SALE



- EXCELLENT NORTHWEST EDMONTON LOCATION WITH GREAT ACCESS TO YELLOWHEAD TRAIL AND ANTHONY HENDAY DRIVE
- SIZES RANGE FROM 763 SF - 1,935 SF
- PRICES STARTING AT \$276,900 / UNIT
- GATED AND SECURE SITE WITH SECURITY SYSTEM
- FULL SERVICES, WATER, AND SANITARY
- EACH UNIT INCLUDES:
 - ONE FLOOR DRAIN
 - 12' X 14' OVERHEAD DOOR
 - LED LIGHTING
- ESTIMATED OCCUPANCY JUNE 2023, DATE SUBJECT TO CHANGE



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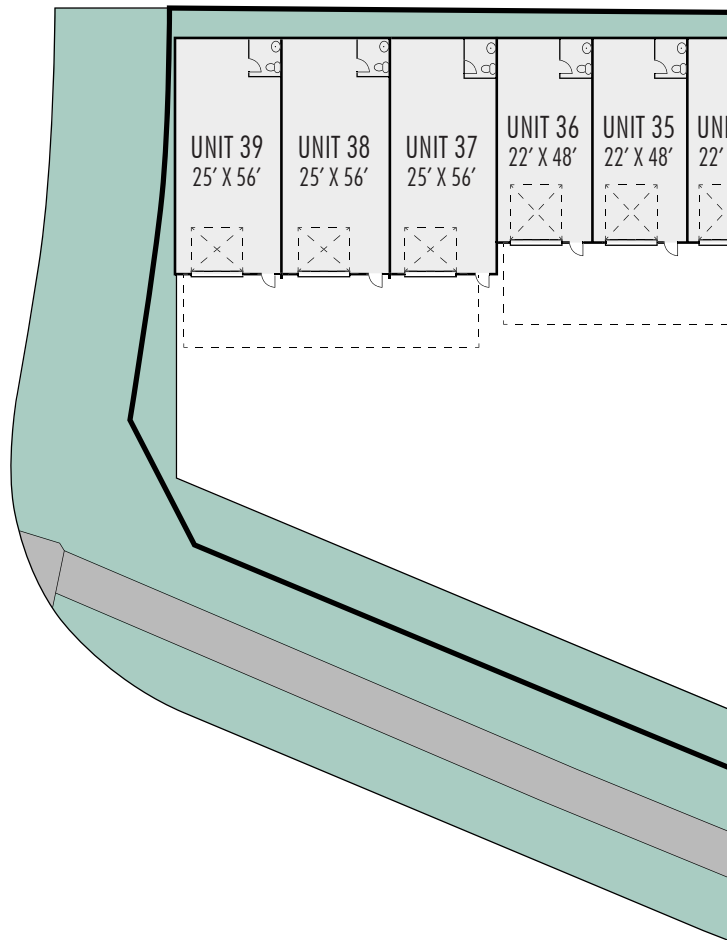


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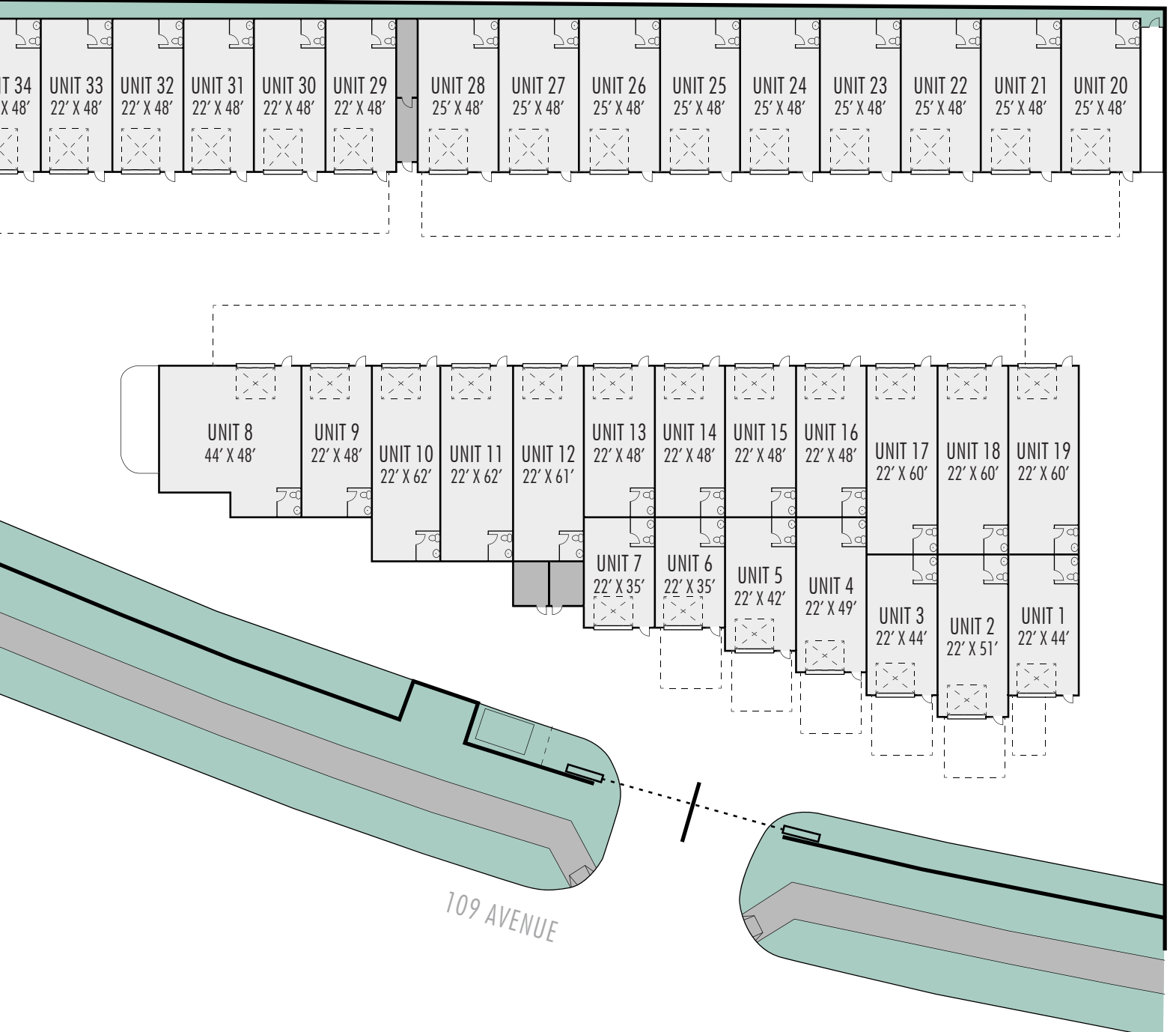
FEATURES / SPECIFICS

Address	20304 - 109 th Avenue
Legal Description	Plan 2121695; Block 4; Lot 20
Zoning	IM - Medium Industrial Zone
Available Area	763 - 1,935 SF
Total Building Size	Building 1: ±23,448 SF Building 2: ±21,890 SF
Grade Loading	(1) 12' x 14' Overhead Door / Unit
Construction	Insulated Panel
Ceiling Height	19'
Lighting	LED
Power	100 Amp
Sprinklers	Yes
Fenced	Gated and fenced compound with key-card access
Servicing	Fully Serviced
Taxes (2023)	TBD
List Price	Starting at \$276,900 / unit
Available	Occupancy June 2023, subject to change

Unit pricing is firm and non-negotiable



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CONTACT US FOR DETAILS

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The Purchaser is responsible to confirm the electrical service to the premises / building and final unit size to ensure it is sufficient for their intended use. Unit sizes subject to change.

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