

FOR SALE

NAI Commercial

INDUSTRIAL CONDO WITH OPEN WAREHOUSE



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

PROPERTY HIGHLIGHTS

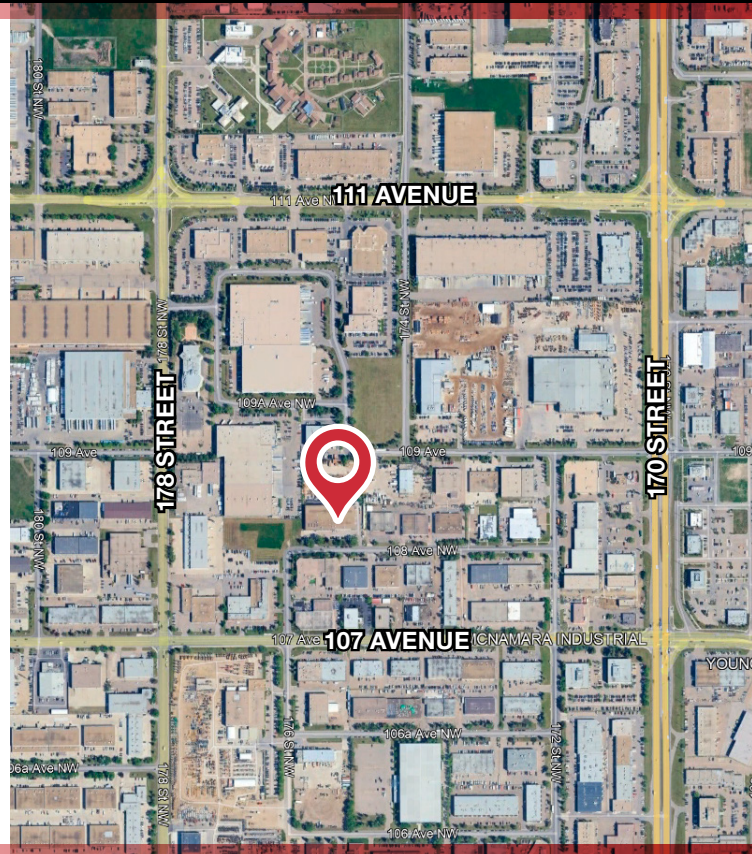
- 4,800 sq.ft.± end-cap unit featuring two grade-level loading doors
- Spacious open warehouse with washroom including shower; ready for office build-out if required
- Covered yard storage located directly behind the unit
- Zoned for Medium Industrial (IM) use
- Recent condominium conversion completed
- Convenient access to 170 Street and Anthony Henday Drive
- Vendor financing available for quick closing

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	4,800 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	\$650,000 (\$135/Sq.Ft.)



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