

Land/Yard with Office Building 504 65 Avenue NW, Edmonton

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Rethinking Commercial Real Estate

\$2,200,000



Meridian Street NW

Anthony Henday Drive

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Darin Vaza, Associate

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504 65 Avenue NW, Edmonton



Address: 504 65 Avenue NW,
Edmonton, AB

Zoning: DC1 (Direct Control)

Neighbourhood: Maple Ridge Industrial

Legal Description: Plan: 138KS, Lot: 17

Year Built: 1958

Lot Size: 2.99 Acres

Building Floor Area: 2,550.84 SqFt

Taxes: \$24,550.14 (2023)

Sale Price: \$2,200,000

Possession Date: Negotiable

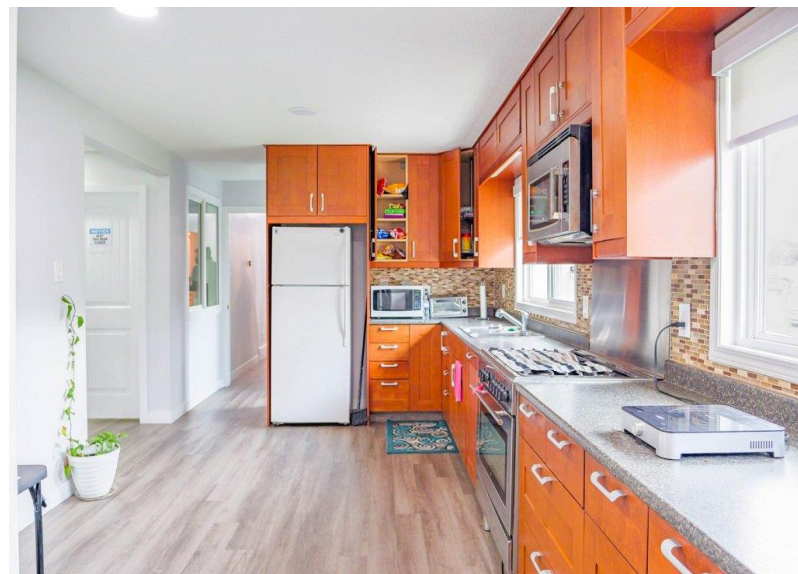
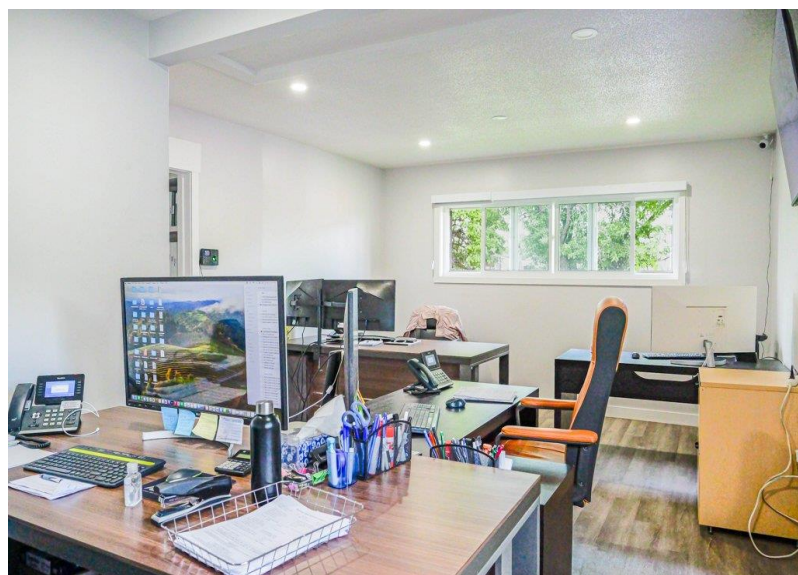
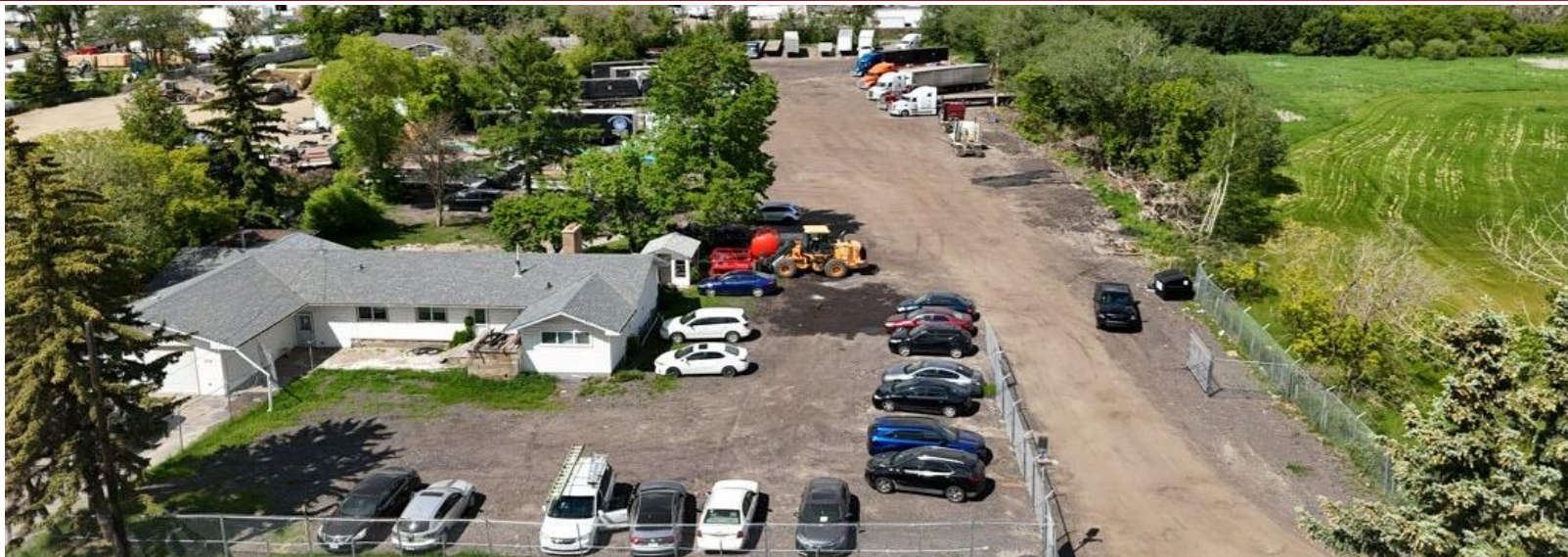
- Located in Maple Ridge Industrial area on approximate 3 acre of land with two entry/exit gates (drive-through possible).
- Recently renovated office building with staff area, kitchen and 2 washrooms.
- With dedicated and fenced employee parking.
- With easy access to major highways including Anthony Henday Drive, Whitemud Drive, Sherwood Park Freeway, and 17 Street.
- Semi truck's turning radius.

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Floor Plan

Main Floor Exterior Area 2696.80 sq ft
Interior Area 2550.84 sq ft



PREPARED: 2024/06/22



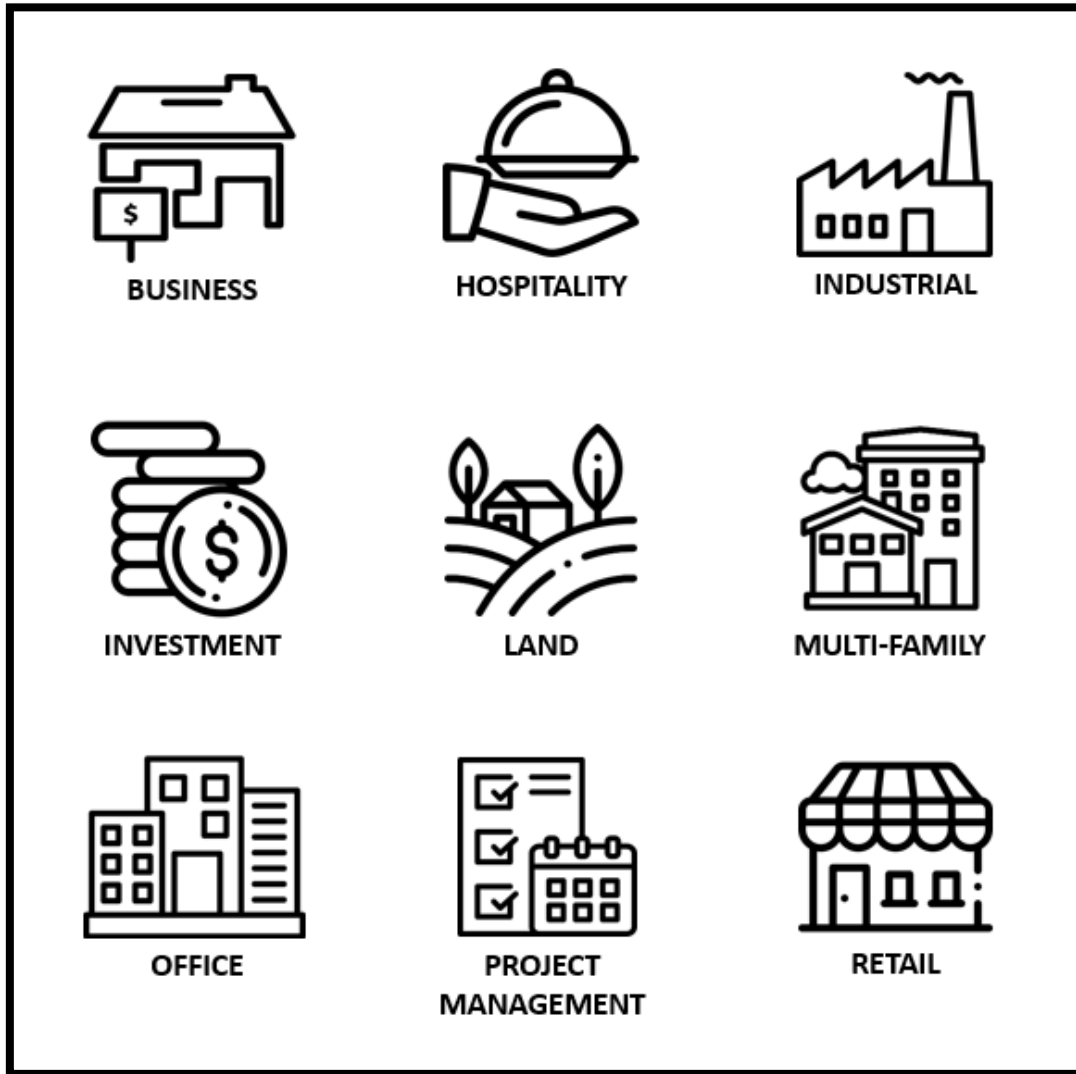
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