

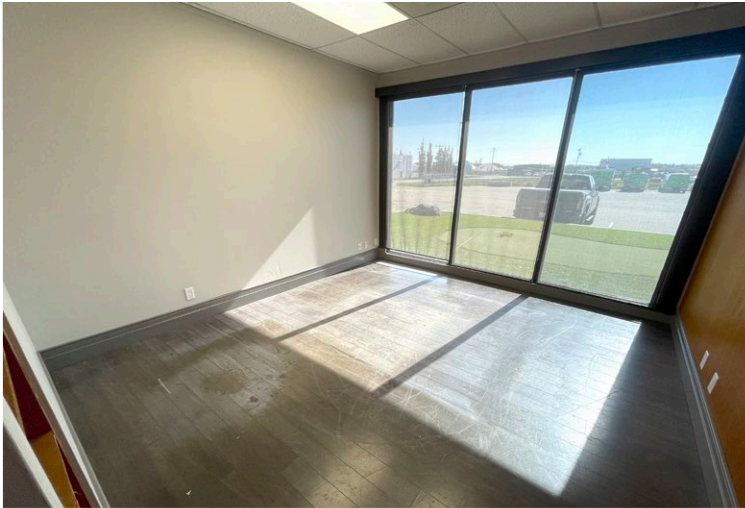
Industrial Office & Shop with Yard

10720 - 209th Street
Edmonton, Alberta
www.cbre.ca

Two Buildings on 1.51 Acres | Owner/User Opportunity with In-Place Income



Industrial Shop/Office with Yard
10720 - 209th Street | Edmonton, Alberta



Shop/Office with Yard

In-Place Income & Owner/User Opportunity

Ideally located within Winterburn Industrial with easy access to Highway 16, Highway 16A, and Anthony Henday Drive. The property features 9,628 sq. ft. of office and shop buildings on 1.51 acres. The yard space is graveled and compacted.

Legal Address	Plan 7621294; Block 4; Lot 8
Zoning	IM – Medium Industrial
Year Built	1978
Site Area	1.51 Ac
Total Building Area	Office Building: 5,528 sq. ft. Industrial Office/Shop: 4,100 sq. ft. Total: 9,628 sq. ft.
Taxes (2024)	\$45,437.13
Sale Price	\$2,150,000.00
Available	Immediately

Office Building

Building Highlights

- + In-place Income
- + Turnkey office building with updated finishings

Building Details

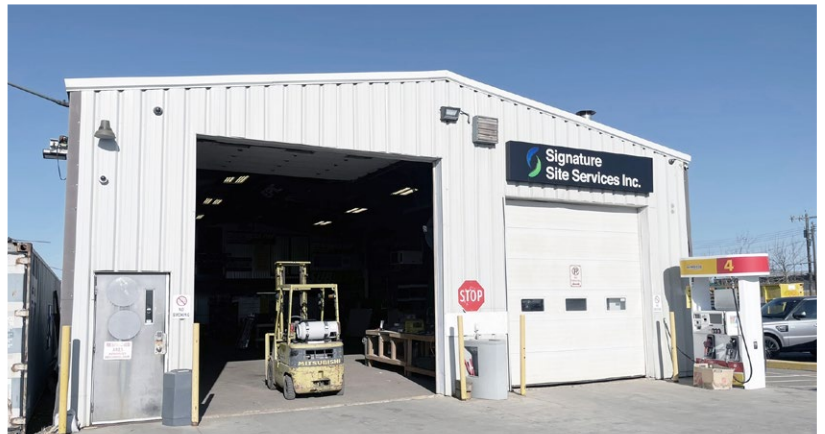
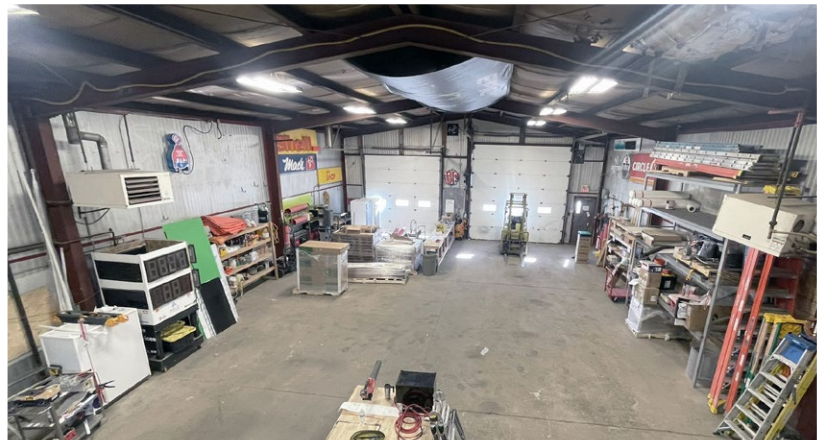
Building Area	5,528 sq. ft. (plus 1,476 sq. ft. cold storage building)
Grade Loading	(1) 10' x 8' (cold storage building) (1) 8' x 8' (cold storage building)
Power	To be confirmed
Heating	Forced air Office - air conditioning
Lighting	T5
Yard	Yes
Income Structure	Contact Broker

Office Building
Floorplan - 5,528 SF Fully Leased



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Office/Shop

Building Highlights

- + Turnkey office and shop building with updated finishings and grade level loading
- + Excellent owner-use opportunity with fully leased office building on site

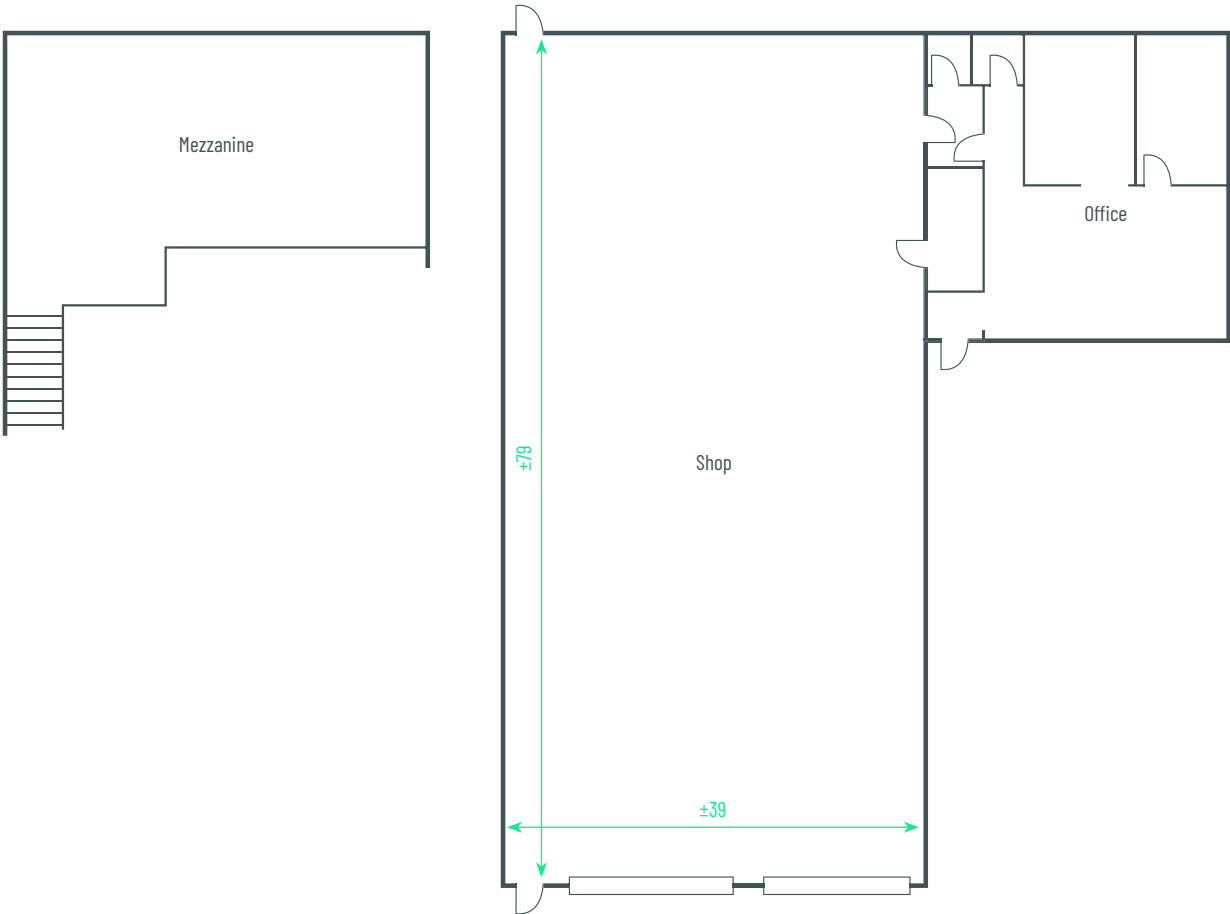
Building Details

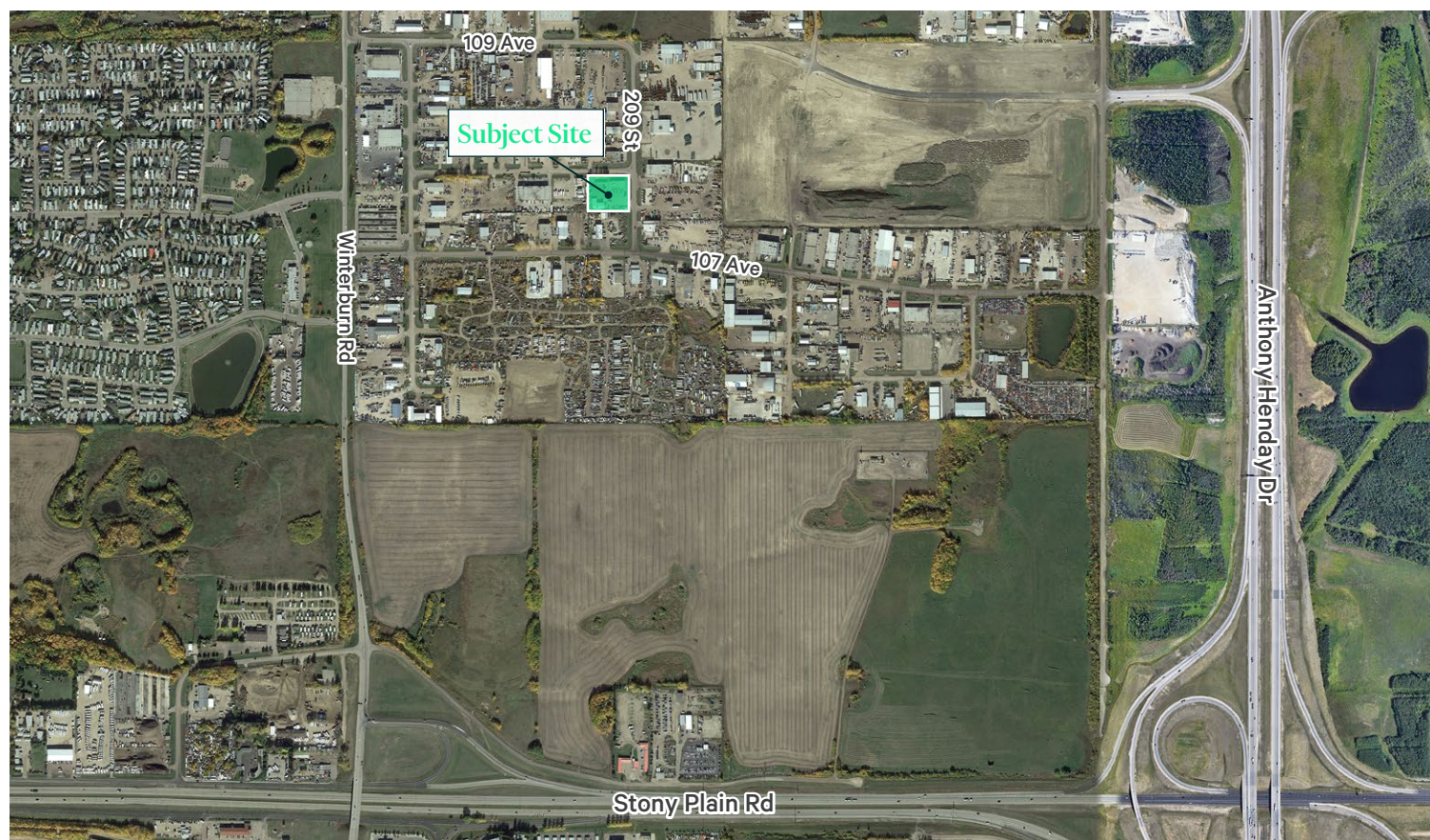
Available Area	4,100 sq. ft.
Grade Loading	(1) 12' x 12' (1) 14' x 14'
Clear Height	14' - 17' (to center) clear
Column Spacing	Clear span
Power	To be confirmed
Downdraft Fans	Yes
Heating	Forced air
Lighting	Warehouse: T5 Office: LED
Yard	Yes

Shop / Office

Floorplan - 4,100 SF Available

*Not to scale and for reference purposes only





Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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