

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
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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 |

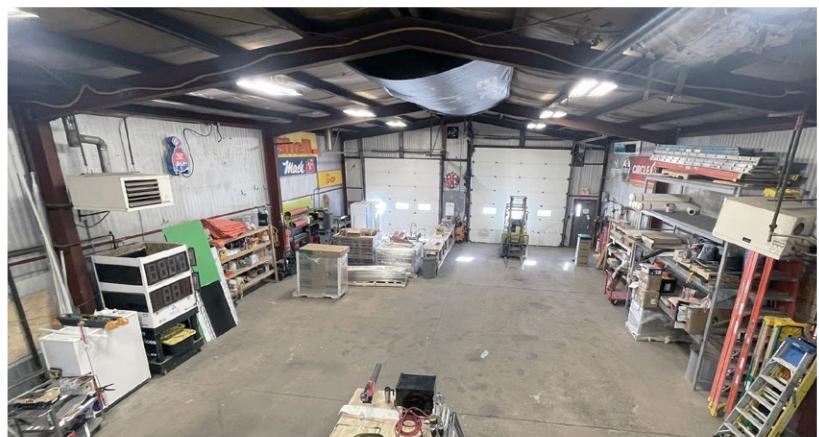
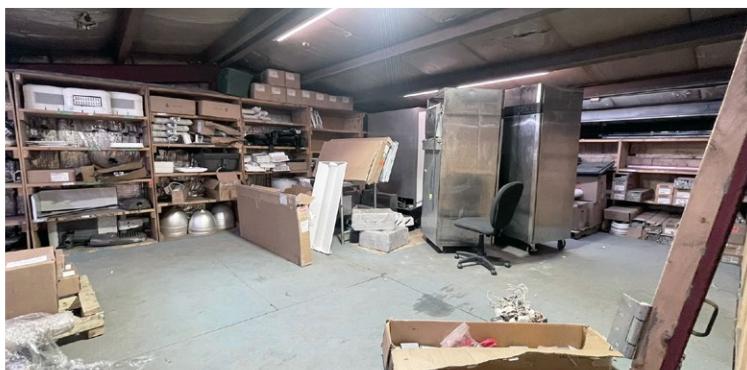
Office Building

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

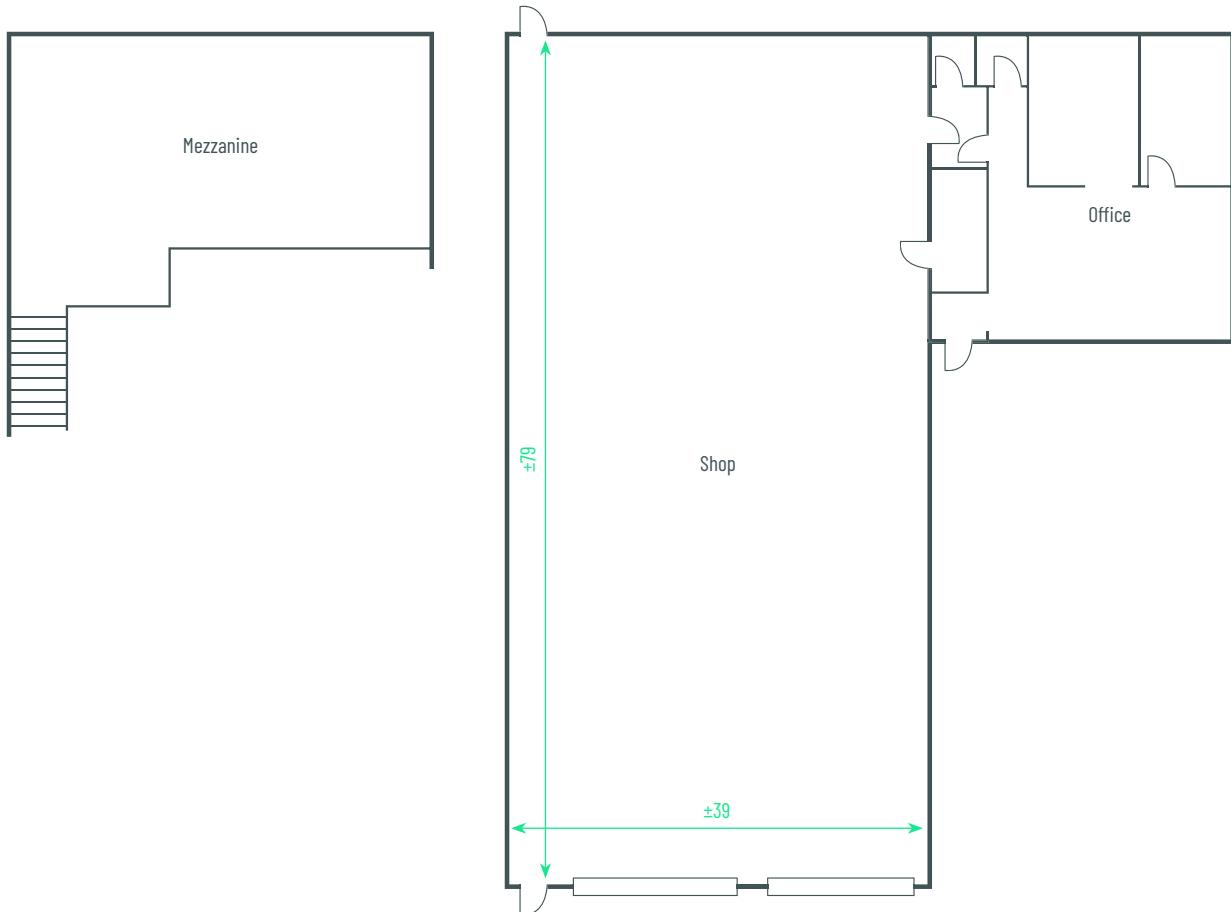
Building Details

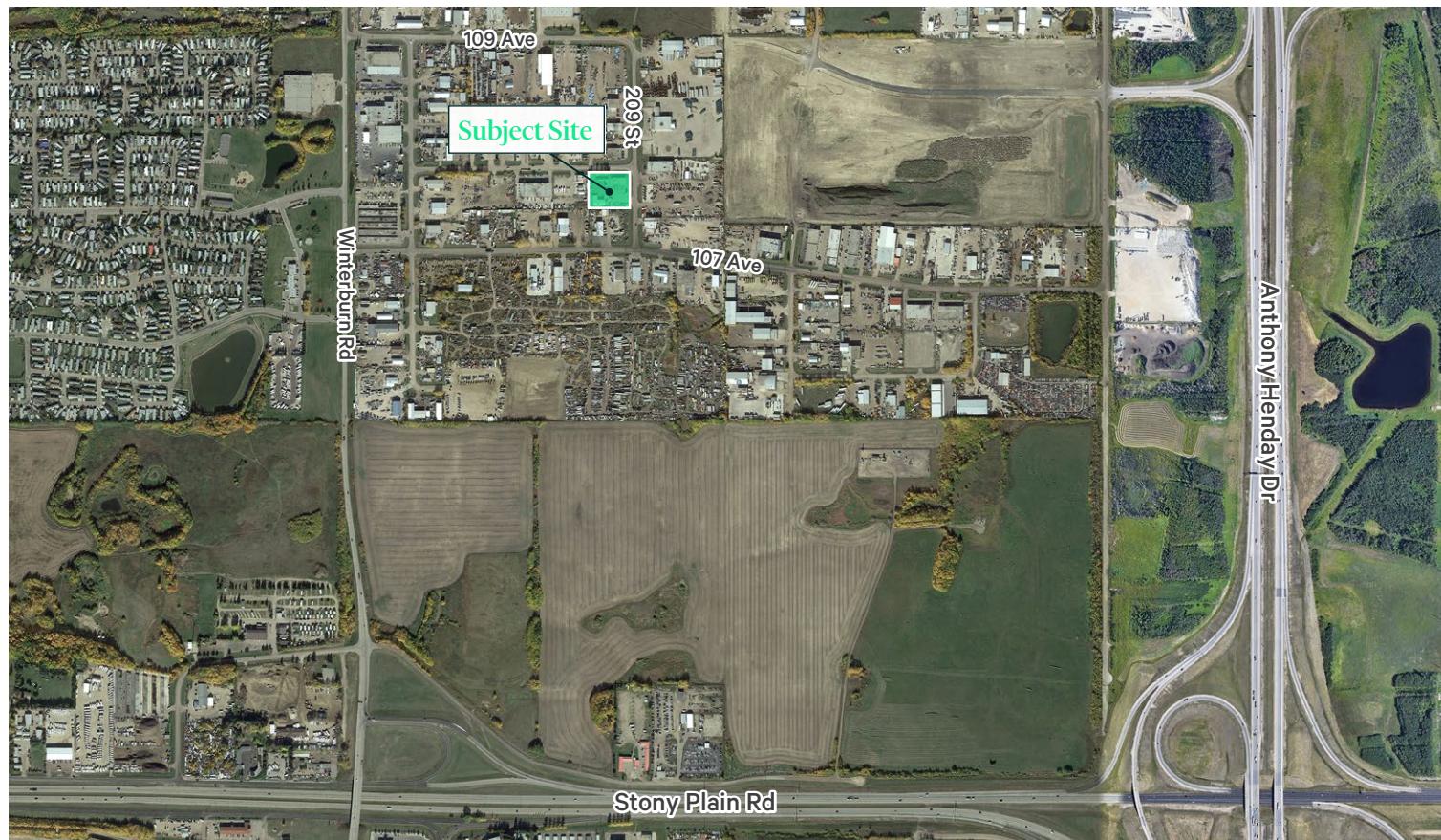
| | |
|----------------|--------------------------------|
| Available Area | 4,100 sq. ft. |
| Grade Loading | (1) 12' x 12' (1) 14' x 14' |
| Clear Height | 14' - 17' (to center) clear |
| Column Spacing | Clear span |
| Power | To be confirmed |
| Downdraft Fans | Yes |
| Heating | Forced air |
| Lighting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

Shop / Office

Floorplan - 4,100 SF Available

*Not to scale and for reference purposes only





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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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