

Small Bay Industrial Condo

Excellent Owner/User Opportunity

10780 - 180th Street
Edmonton, Alberta
www.cbre.ca

1,435 SF with Grade Loading



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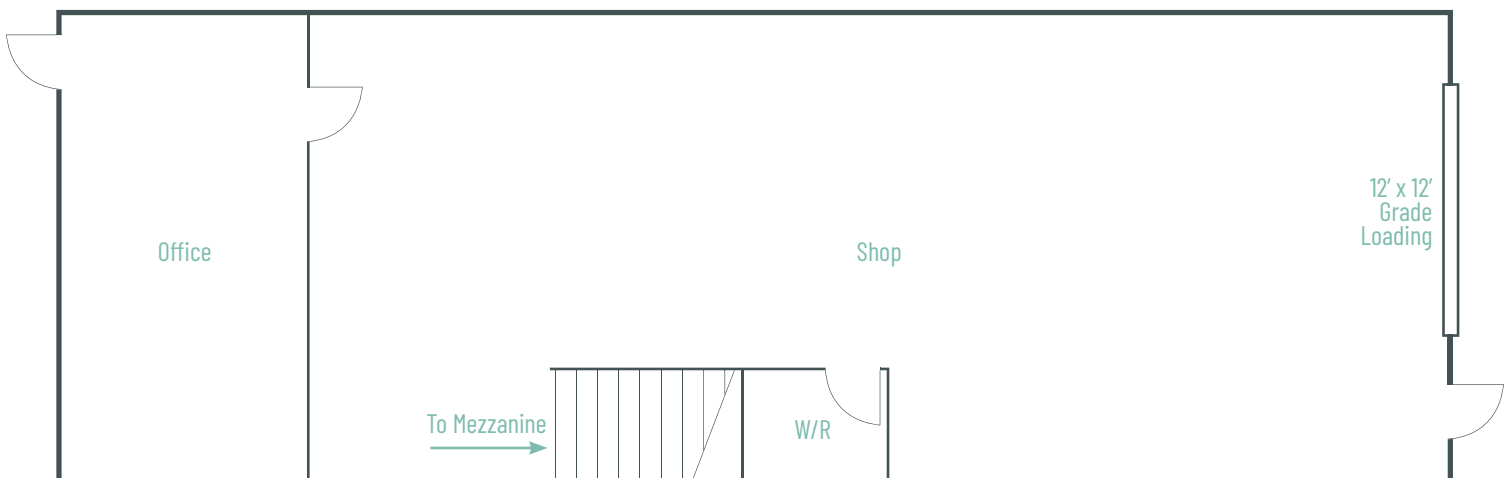
Rare small industrial bay located in northwest Edmonton with quick access to the Anthony Henday Drive and Yellowhead Highway. There is additional mezzanine storage in the unit, some warehouse racking can stay.

Unit Details

Legal Address	Plan 1124356; Block 7
Zoning	BE - Business Employment
Year Built	2011
Available Area	1,435 SF Plus bonus storage mezzanine
Grade Loading	(1) 12' x 12'
Construction	Wood frame & stucco
Column Spacing	Clear span
Ceiling Height	19' clear

Power	100 amp, 120/280 volt, 3-phase* *To be confirmed by tenant
Heating	Forced air
Lighting	T5HO
Sprinklers	Yes
Fibre Internet	Available
Condo Fees (2024)	\$275.00 / mon
Taxes (2024)	\$8,772.51
Sale Price	\$350,000.00
Available	Immediately

Floor Plan





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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