

# FOR SALE/LEASE

## OFFICE BUILDING WITH WAREHOUSE AND YARD SPACE

4010-76 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 11,800 sq ft on 1.31 acres ±
- 5,800 sq ft ± office building & 6,000 sq ft ± shop (heated and insulated)
- Energized paved parking stalls
- Excellent access to Sherwood Park Freeway, 50th Street, and Anthony Henday

### JOEL WOLSKI

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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## Additional Information

- ◊ Office Build Out:
  - Reception
  - Boardroom
  - 15 offices
  - Lunchroom
  - 2 washrooms
  - Storage room
- ◊ Trailer Addition:
  - 4 offices
  - Storage room

## Property Details & Financials

MUNICIPAL ADDRESS	4010-76 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7722041; Blk: 10; Lot: 7
ZONING	IL ( <a href="#">Light Industrial</a> )
OFFICE	5,800 sq ft ±
SHOP	6,000 sq ft ±
TOTAL SIZE	<u>11,800 sq ft ±</u>
SITE SIZE	1.31 acres ±
GRADE LOADING	(2) 10' x 10'
SHOP CEILING HEIGHT	11'5" at peak, 9'3" at eave
HEATING	HVAC (office) Unit heaters (shop)
POWER	200 Amp, 250 V 3 phase
YARD	Fenced, gated and graveled
PARKING	Front & street
INTERNET	Fiber Optic
SALE PRICE	<b>\$2,490,000.00</b>
PROPERTY TAXES	\$55,541.10/yr (2026)
LEASE RATE	<b>\$15.50/sq ft</b>
OP COSTS	TBD
POSSESSION	Negotiable



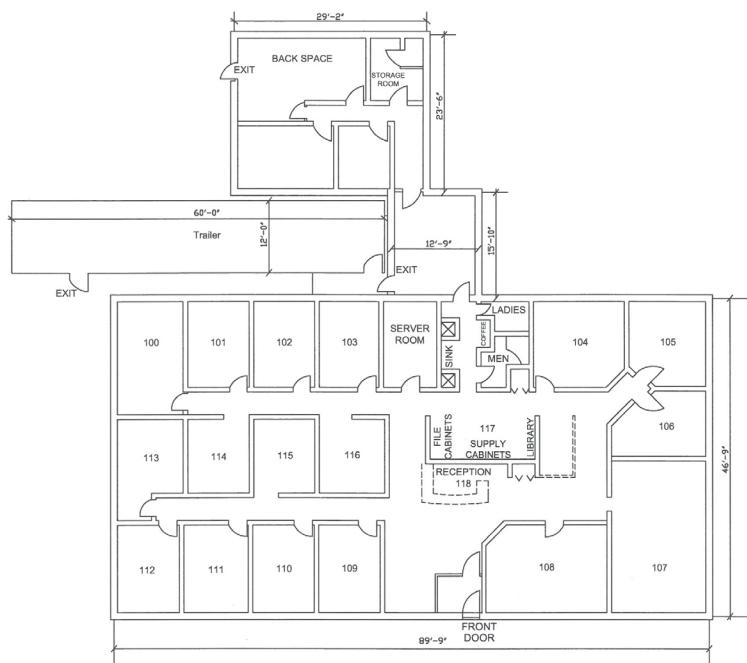
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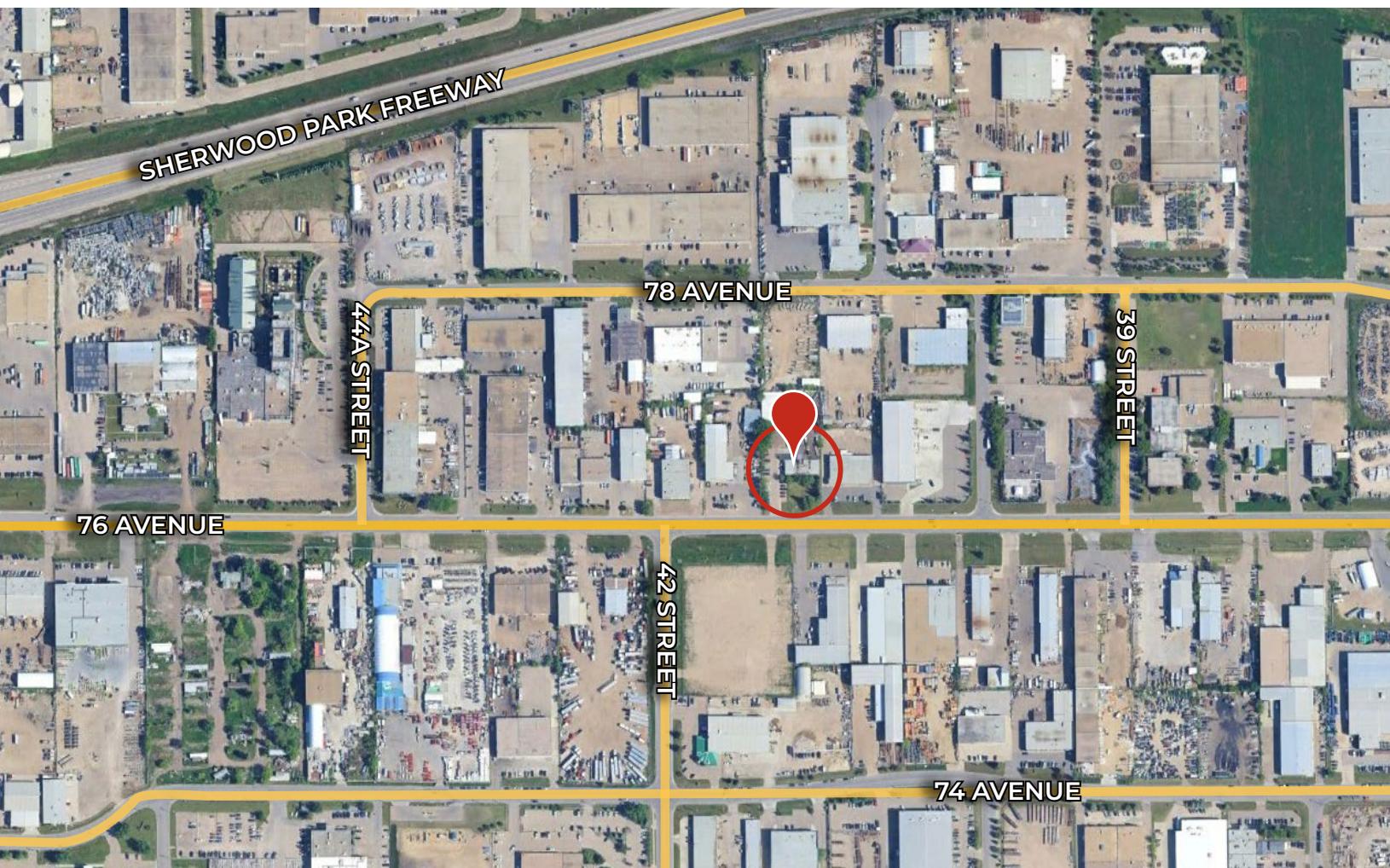
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Quality Based on **Results**, Not **Promises**.



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