



IMPRESSIVELY RENOVATED 4,500 SF INDUSTRIAL BUILDING

FOR SALE | 10555 111 STREET, EDMONTON



BRUCE CHU, BCOMM
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PROPERTY DETAILS

ADDRESS	10555 111 Street, Edmonton	
SIZE	Warehouse	3,400 SF
	Office	1,100 SF
	Total	4,500 SF
	(Mezzanine)	(1,100 SF)
LOT SIZE	0.34 Acres	
ZONING	Direct Control (DC 21437)	
AIR CONDITIONING	Yes	
LOADING	(1) 12' x 14' Grade	
POWER	200A / 120V 240V / Single Phase *TBC	
CLEAR HEIGHT	15 ft	
AVAILABLE	Immediately	
PROPERTY TAXES	\$26,032	
OFFERED AT	\$895,000	

People. We want to get you closer to all the action and where all the people are.

Introducing a 4,500 SF centrally located building, just a few minutes West of downtown. We won't tell you about the great financing that some banks will give you on a building like this. All you need to know is that you'll have a bright and beautiful building with welcoming rich wood tones, a wide warehouse open layout and a fenced outdoor area. So you can effortlessly impress your customers, while you position yourself where all the action is.

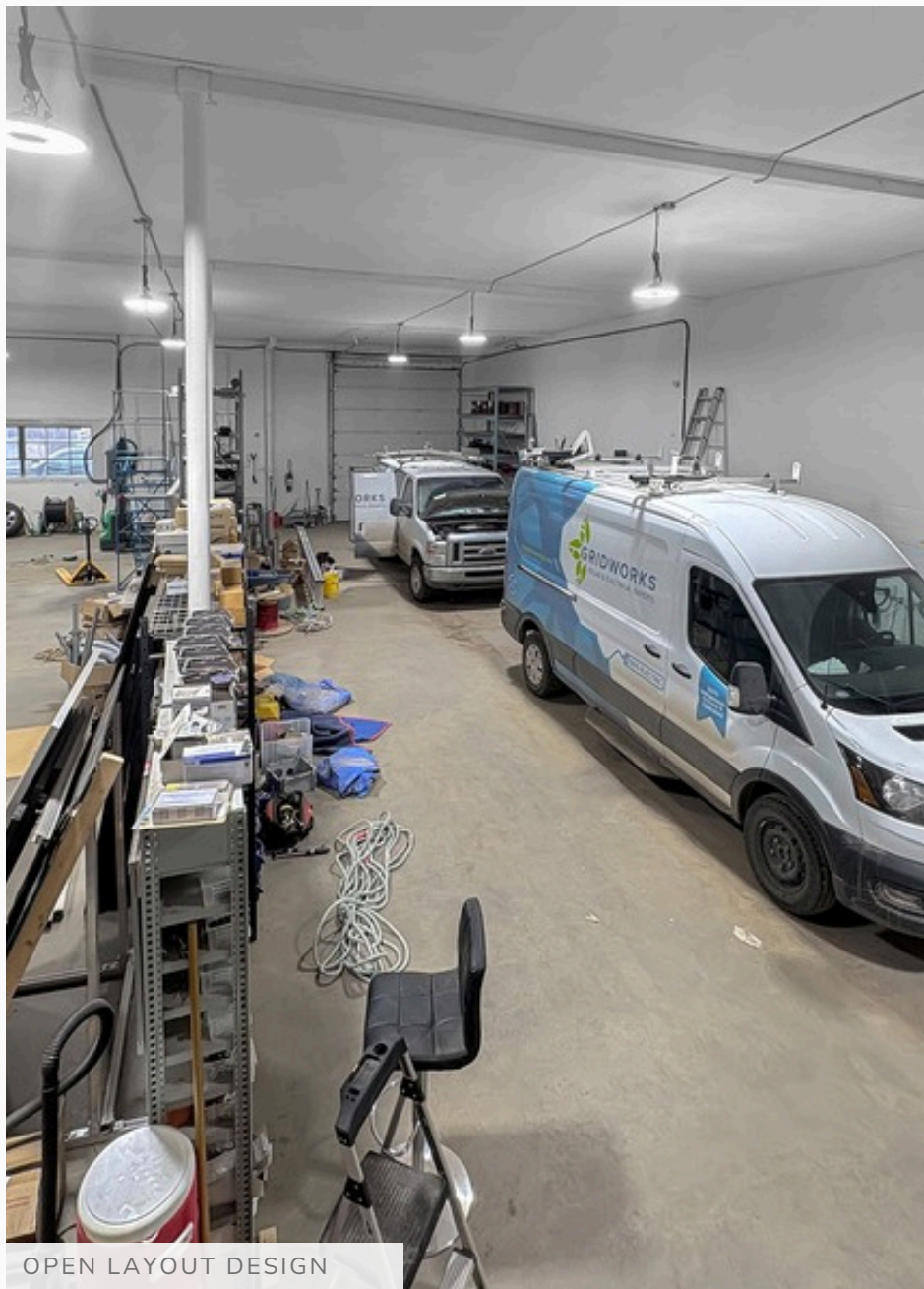
FEATURES

- **Statement entrance**
- **Open warehouse layout**
- **Fenced outdoor storage**

FEATURING



A STATEMENT ENTRANCE
Natural light and rich wood tones



OPEN LAYOUT DESIGN



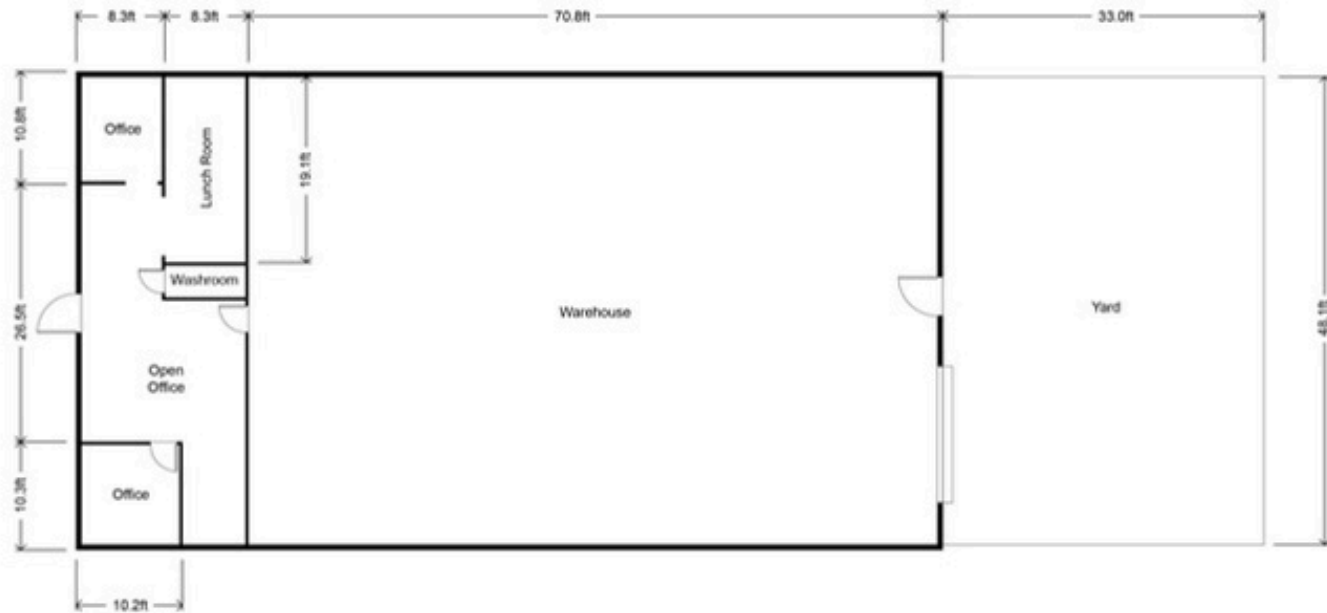
FENCED OUTDOOR PARKING



IMPRESSIVELY RENOVATED OFFICE

FLOOR PLAN

111 Street



+plus Mezzanine



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