

# FOR SALE

±5,120 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**8030 Coronet Road, Edmonton, AB**

## **FREESTANDING INDUSTRIAL BUILDING**

### **Property Highlights**

- Gated and fenced yard
- Fully paved site
- Ideal for bodywork
- Two paint booths in place
- Paint mixing area
- All equipment will be included in the sale
- Three loading doors including drive-through door

**\*Do not approach the property  
without the listing agent\***



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

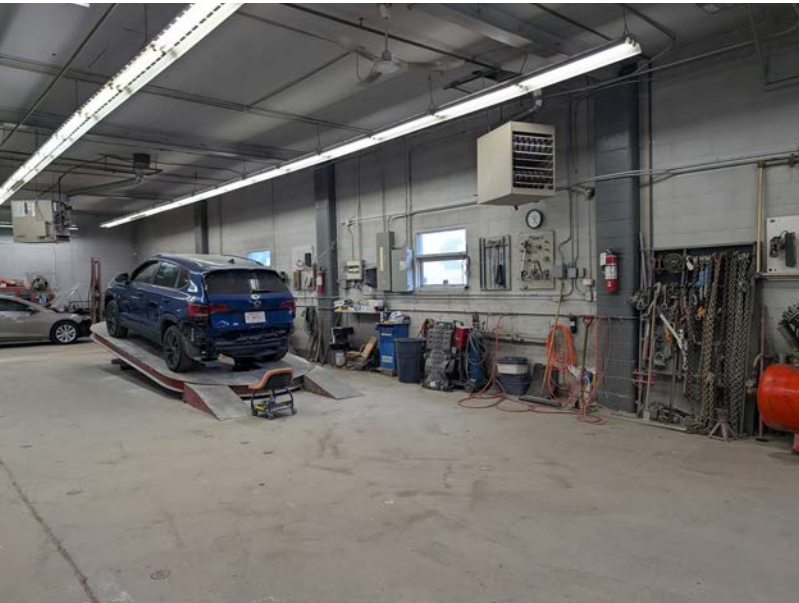


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### Property Information

**Municipal Address:** 8030 Coronet Road, Edmonton, AB

**Building Size:** 5,120 Sq. Ft. (+/-)

**Lot Size:** 9,770 Sq. Ft. | 51% Site Coverage

**Zoning:** BE

**Parking:** 6 stalls in front + 2 along driveway,  
Ample street parking,  
Gated and fenced yard.  
\*Not suitable for large vehicles

**Power:** 200 Amp TBC

**Loading:** (3) 10'X 12' Grade

**Year Built:** 1975 | West Portion 2015

**Possession:** Immediate/negotiable

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**Purchase Price:** \$1,200,000.00

### Contact

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