



IMPRESSIVELY RENOVATED 4,500 SF INDUSTRIAL BUILDING

FOR SALE | 10555 111 STREET, EDMONTON



BRUCE CHU, BCOMM
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JULIE CHU, MBA
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PROPERTY DETAILS

ADDRESS	10555 111 Street, Edmonton	
SIZE	Warehouse	
	Office	3,400 SF
	Total	1,100 SF
LOT SIZE	0.34 Acres	4,500 SF
ZONING	Direct Control (DC)	
LOADING	(1) 12' x 14' Grade	
POWER	200A / 120V 240V / Single Phase *TBC	
CLEAR HEIGHT	16 ft	
AVAILABLE	Immediately	
PROPERTY TAXES	\$23,918	
OFFERED AT	\$950,000	

We know you work too hard. And this could be the next step in scaling your business.

Introducing a 4,500 SF industrial warehouse, centrally located 30 minutes away from almost any part of the city. 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 14 ft overhead door, a fenced storage area, and stunning interior finishes to impress customers who come in (or to make your contractor friends jealous- you pick). So you can focus on driving the top line, while being smart about reinvesting capital back into your business.

FEATURES

- Perfect size for contractors
- Fenced outdoor storage
- Impressively renovated office

FEATURING



A STATEMENT ENTRANCE
Natural light and rich wood tones



PERFECT SIZE FOR CONTRACTORS



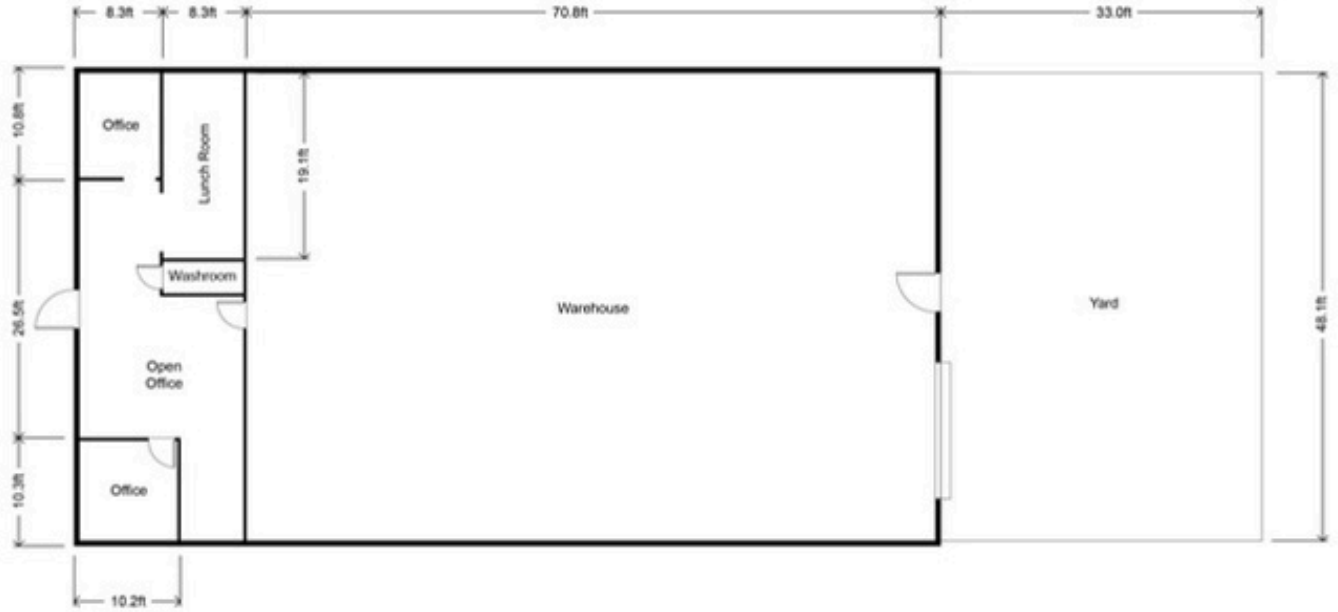
FENCED OUTDOOR STORAGE



IMPRESSIVELY RENOVATED OFFICE

FLOOR PLAN

111 Street





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