

# Andiamo Building

15615 - 112<sup>th</sup> Avenue  
Edmonton, Alberta

3,800 sq. ft. on 0.30 acres



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This condo-sized freestanding property has the benefit of no condominium fees and outright ownership of a building and site. Great northwest Edmonton location with easy access to 156<sup>th</sup> Street, 111<sup>th</sup> Avenue, and Mayfield Road. Recent building improvements include new windows, doors, and plumbing, new exterior siding, new roof, and a brand new built-out office space. Also available for lease.

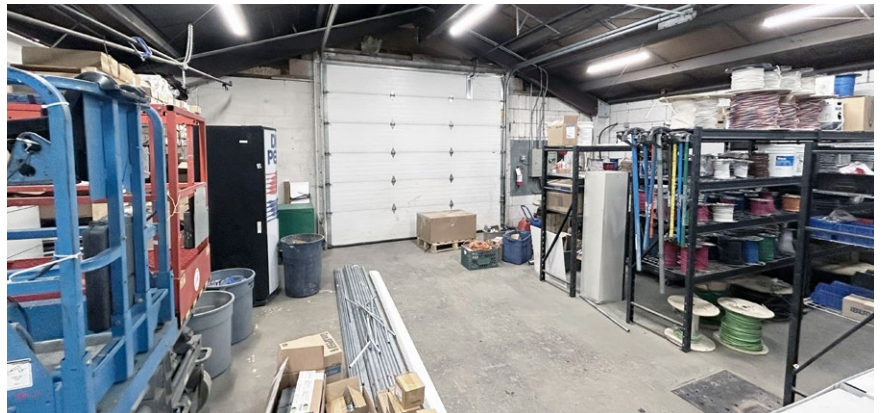


## 2022 Building Improvements

- New windows and doors
- All conduit redone
- Exterior siding redone
- Office completely rebuilt
- New plumbing

## Property Details

Legal Address	Plan 5856HW; Block 3; Lot 7	Heating	Forced air / radiant
Zoning	IM – Medium Industrial	Lighting	LED
Year Built	1964	Floor Drains	Yes
Available Area	3,800 sq. ft.	Yard	Fenced, graveled, well lit
Grade Loading	(1) 8x8 (1) 10x12	Roof	New roof installed in 2023
Construction	Metal cladding	Op Costs (2024)	TBC
Column Spacing	29'	Taxes (2024)	\$21,739.42
Ceiling Height	12'6"	Lease Rate	\$13.00 per sq. ft. / annum
Power	200 amp single phase* (future 3 phase power) *to be confirmed by purchaser	Asking Price	\$950,000.00
		Available	Immediately

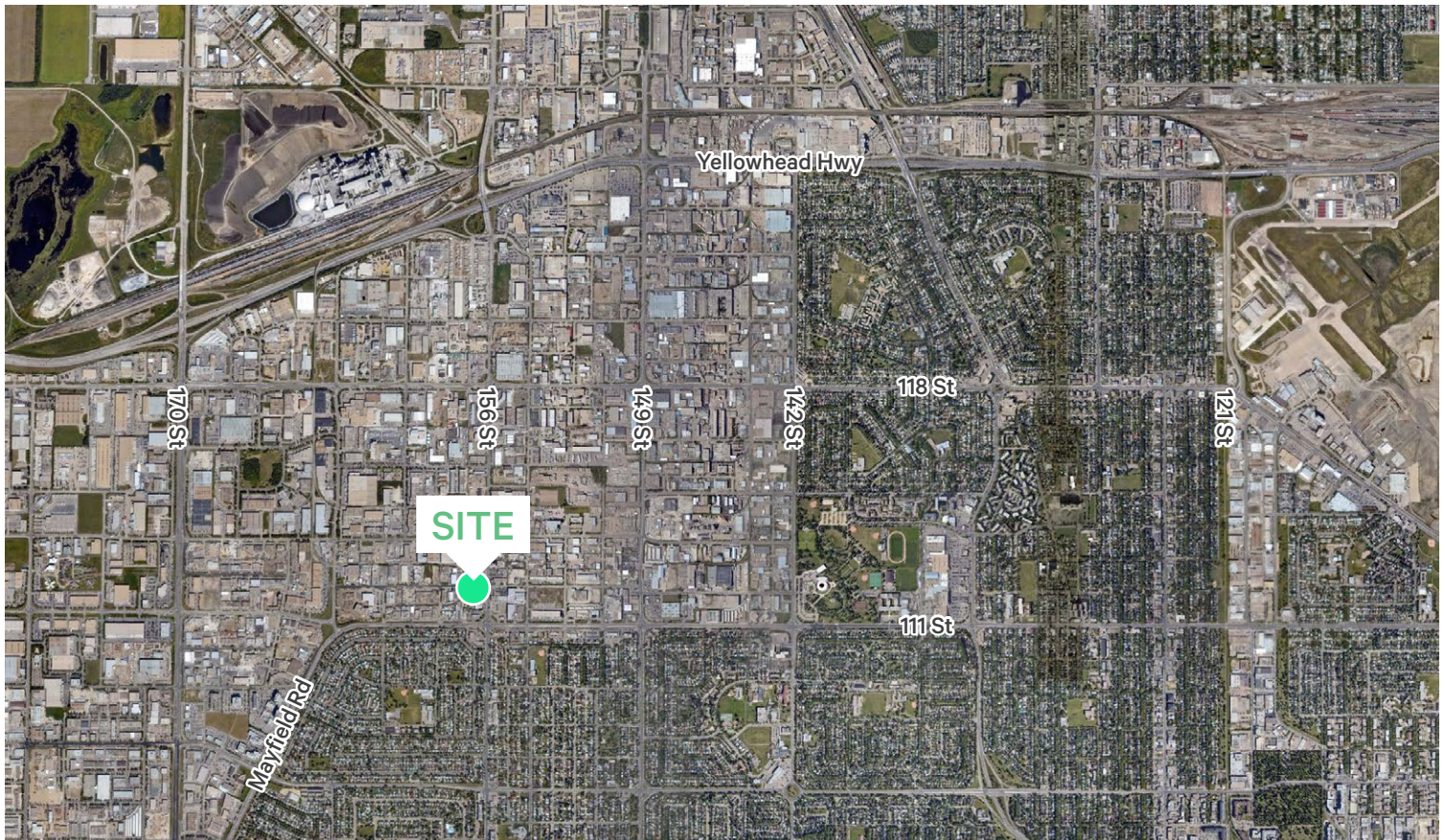




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# For Sale / Lease



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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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