



Industrial/Retail with Land

1307 - 21 AVENUE, NANTON, AB

COURT ORDERED SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

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NAICommercial

Property Highlights



Two high-quality buildings:

- 20,925 sq.ft.± of showroom/industrial space
- 9,000 sq.ft.± secondary building ideal for warehousing, fabrication, or additional tenancies



Fully prepared site:

- Combination of paved and compacted gravel surfaces for easy access and heavy vehicle accommodation.
- Ample space for parking, storage or outdoor operations



Exceptional access and exposure

- Highway frontage provides outstanding visibility to passing traffic
- Convenient ingress/egress to 21 Avenue (Highway 2) - perfect for logistics, retail or light industrial users



Flexible usage potential

- Suitable for showroom, light manufacturing, service, transportation, or multi-tenant configurations
- Zoned to support a range of commercial and industrial operations



Income-producing asset

- Rental income already in place from a portion of the property, offering immediate cash flow and reduced carrying costs



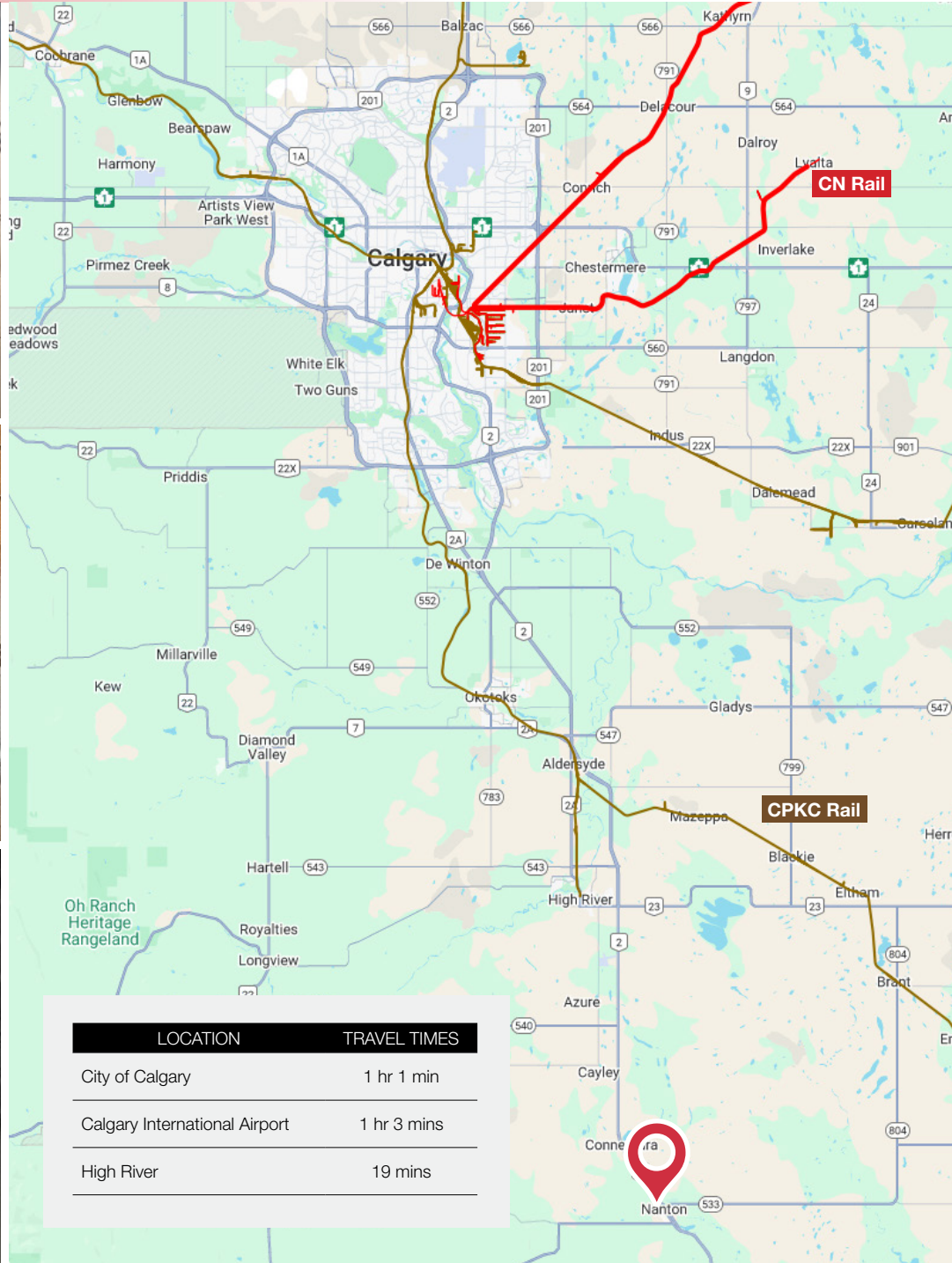
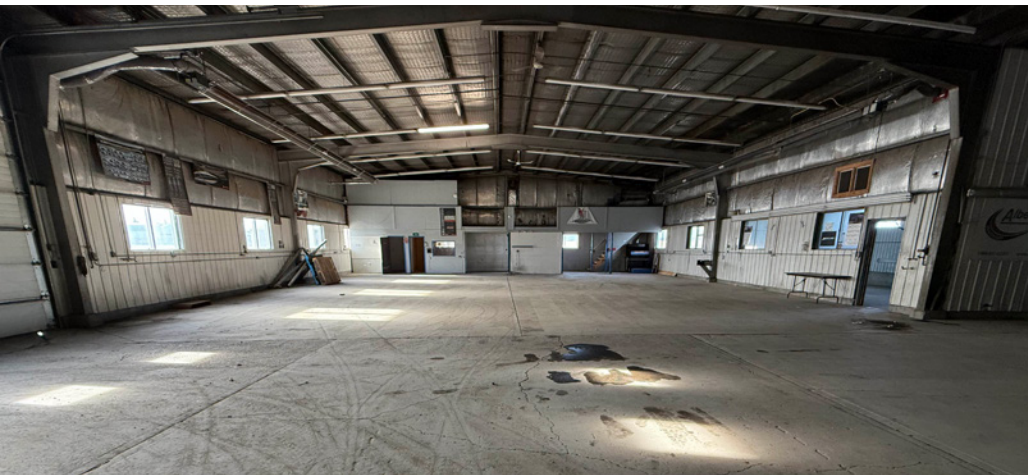
Additional Information

BUILDING SIZE	Building 1: 20,925 sq.ft.± Building 2: 9,000 sq.ft.± Total: 29,925 sq.ft.±
LEGAL DESCRIPTION	Plan 7610428, Lot 1, and OT
ZONING	C-HWY
AVAILABLE	Immediately
CEILING HEIGHT	Up to 20' in main building and 16' in building 2

LOADING	Main building: (1) 12'x12'; (1) 12'x14'; (1) 16'x24' grade level doors Detached building: (2) 14'x14' grade level doors
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SITE/YARD SIZE	2.54 acres±
PROPERTY TAXES	\$21,622.47 (2025)
SALE PRICE	\$1,800,000





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