

For Sale
**Manning Crossing
Business Centre**

SUBJECT UNIT



**MOTIVATED OWNER
PARTIALLY DEVELOPED UNIT**

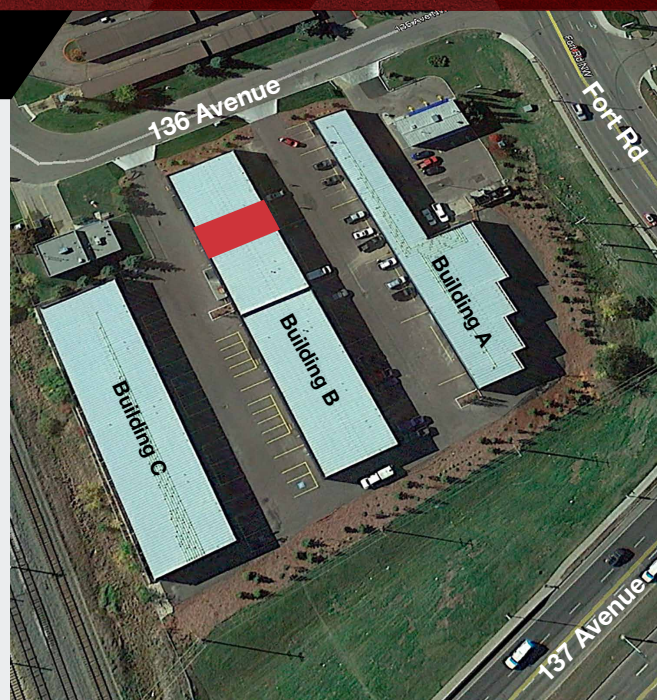
PRIME NORTH EAST OFFICE/WAREHOUSE

5434 - 136 Avenue

Edmonton, Alberta

Property Features

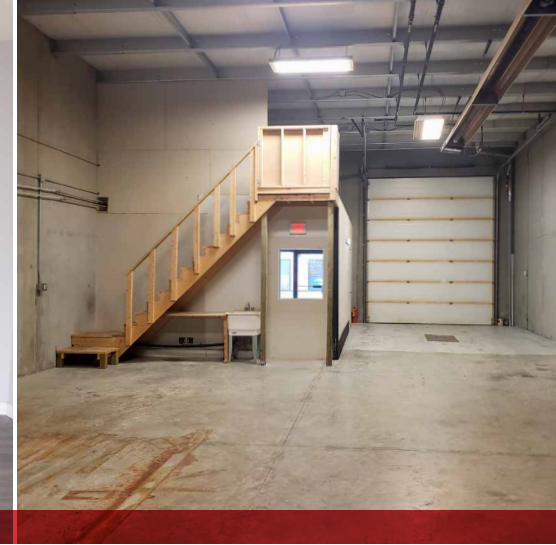
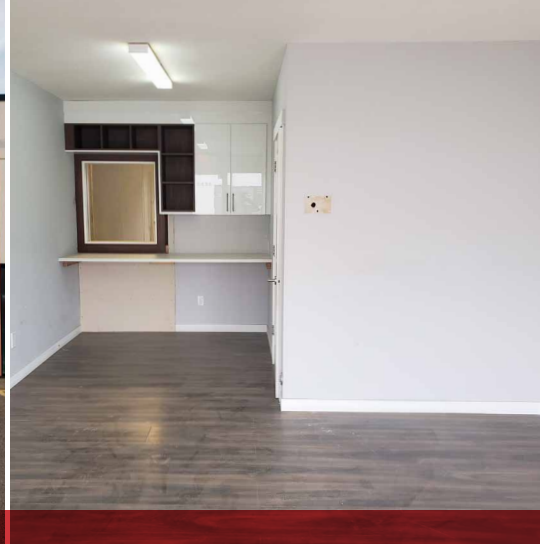
- Recently developed unit optimal for a variety of users
- Industrial Business (IB) zoning
- High efficiency lighting and mechanical fixtures
- Prime north east intersection with easy public access
- Two piece washroom included with plumbing in warehouse
- Immediate possession
- **Sale Price: \$378,000 (\$210 PSF)**



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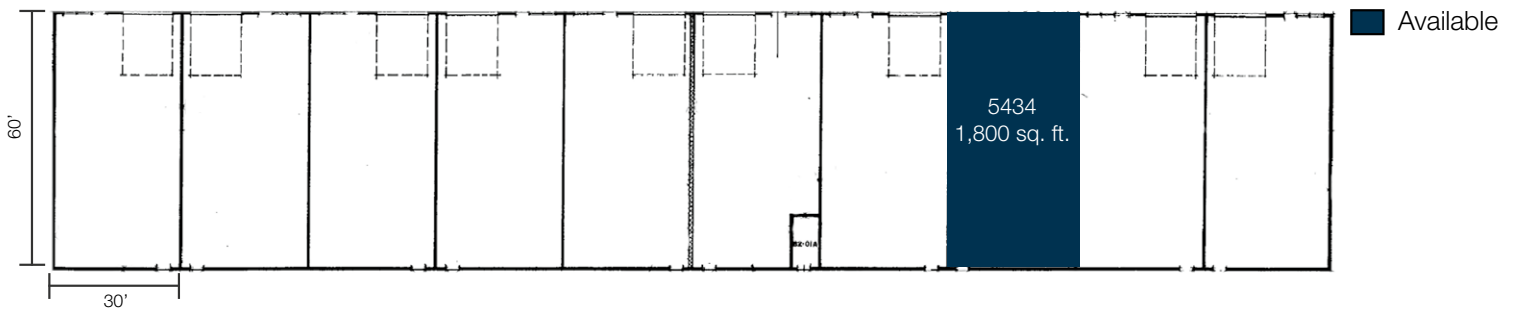
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SIZE AVAILABLE	1,800 sq.ft.±	CEILING HEIGHT	16' at the front 14' at the rear
LOT SIZE	2.698 acres, more or less	HEATING	Radiant tube
LEGAL DESCRIPTION	Plan 1520743, Unit 15	LIGHTING	TH50
ZONING	IB (Industrial Business)	SUMP	Two compartment sumps, minimum one sump per bay
STRUCTURE	Exterior wall: Insulated precast concrete with 35 MPA Interior wall: Concrete with 35 MPA and R23 insulation	CONDO FEES (2020)	\$382.80 + GST (estimated)
ROOF	Low maintenance Bulter MR-24 sloped metal roof, R20	TAXES (2020)	\$8,709.21 (2020)
POWER	100A 120/208 volt, 3 phase	AVAILABILITY	Immediate
FLOOR	6" (150mm) concrete floors reinforced with 10M rebar	SALE PRICE	\$378,000 (\$210 PSF)
LOADING DOORS	12'x14' front loading insulated overhead door		

Building B



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