



14710 - 115 Avenue

Edmonton, Alberta

Property Highlights:

- 8,000 sq.ft.±
- Two overhead doors
- Fenced yard
- Attractive building size suitable for many users
- Convenient location with easy access to many major roadways



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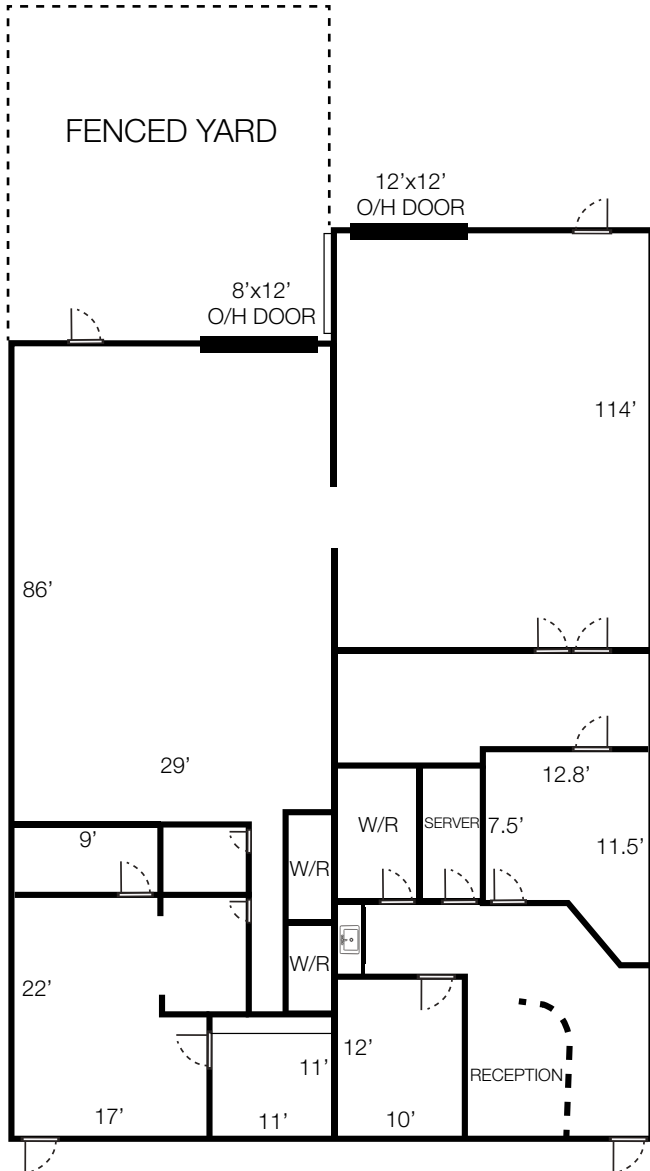
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For Sale or Lease
8,000 SF
Industrial Building



14710 - 115 Avenue, Edmonton AB



**Floor plan not to scale, not exact and measurements are approximate.*

SIZE	8,000 sq.ft.±
LEGAL DESCRIPTION	Lot 23, Block 7, Plan 1751KS
YEAR BUILT	1957
NEIGHBOURHOOD	Huff Bremner Estate Industrial
LOADING	12'x12'; 8'x12'
HEATING	Forced air
POSSESSION	Negotiable
ZONING	IM zoning
CLEAR HEIGHT	13.5'
POWER	100 single phase 200 amp, 3 phase To be confirmed
PROPERTY TAXES	\$23,805.93 (2020)
SALE PRICE	\$885,000
NET LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	TBD includes property taxes, building insurance and common area maintenance

7000-A DS20

NAI Commercial

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