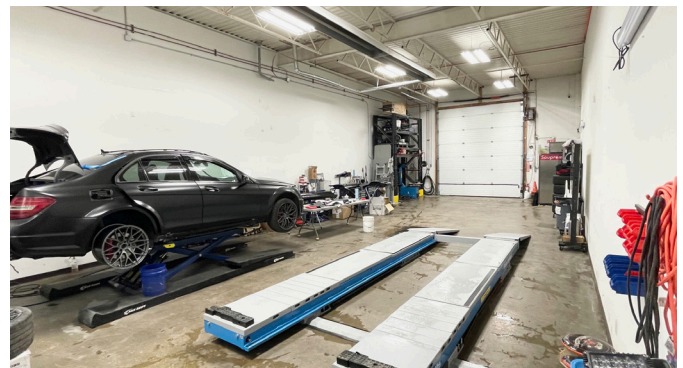


INDUSTRIAL CONDO

4307 78 AVE, EDMONTON, AB

FOR SALE
& LEASE



PROPERTY DETAILS

This unit has been renovated with new floors, paint, kitchen, epoxy coating in shop, radiant heat, and led lighting. Excellent location minutes from Sherwood Park Freeway, Whitemud and Anthony Henday. Ample parking in the front and rear of the building. Low condo fees, sumps, 100 amp power service, and a mezzanine with washroom.

Address:	4307 78 Ave, Edmonton
Size:	Warehouse: 1,500 SF Office: 750 SF Mezanine: 750 SF TOTAL: 3,000 SF
Heat:	Radiant
Lighting:	LED
Sumps:	Yes

Ceiling Height:	16' Clear
Loading:	Grade (14' x 12')
Power:	100 amp 3 phase
Zoning:	IM
Property Taxes:	\$8,561
Condo Fees:	\$375/mo
Price:	\$459,000
Lease Rate:	\$11.00 PSF
Op Costs:	\$5.25 PSF



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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 - 2019