

# MULTI-BAY SERVICE SHOP

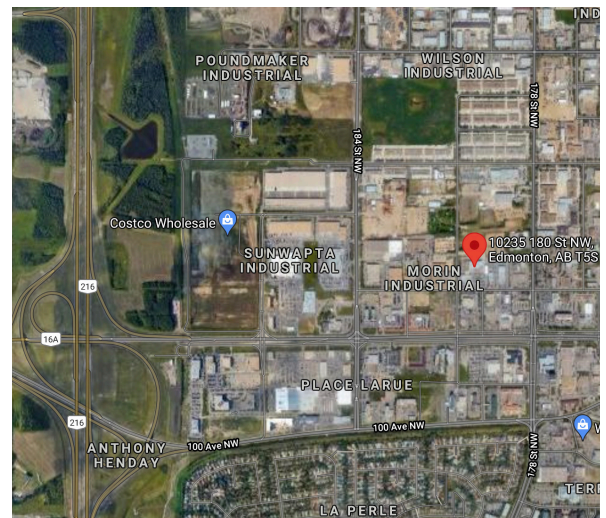
10235 180 ST, EDMONTON, AB

## FOR LEASE



## PROPERTY HIGHLIGHTS

- + Ample parking & yard storage
- + Nicely appointed showroom & office facilities, small warehouse & parts storage area
- + Shop serviced by multiple cranes, trench sumps, exhaust systems, compressed air & gas, lube system
- + Bright shop with combination of T5 fixtures and natural light
- + Available Immediately



## LOCATION

Quick access to major arterial roads including Stony Plain Road, 170 Street, and 111 Avenue allowing a fast and efficient connection to Yellowhead Trail, Anthony Henday Drive and all areas of Greater Edmonton.

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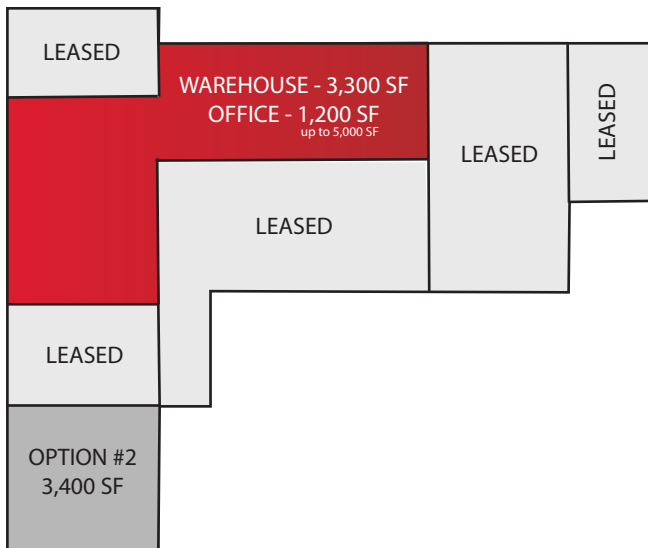
#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

O:780.429.1200

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## DETAILS

Excellent service facility with flexible office option. Shop space has drains in each bay, cranes, air lines, water and electrical distribution throughout. Office space has options for showroom, parts desk, service counter, offices, board rooms, parts rooms and more.

Size:	Warehouse - 3,300 SF Office - 1,200 SF up to 5,000 SF
Loading:	Grade x 10 (9-16'x14', 1-16'x10')
Bays:	4
Ceiling Height:	22'
Power:	800amp, 480 v
Drains:	Trench Drains
Cranes:	5 ton
Zoning:	IM
Heating:	Forced air + RTV
Wash Bay:	45' x 19'
Rate:	\$12 PSF
Op Costs:	\$5.87 PSF

