

MULTI-BAY SERVICE SHOP

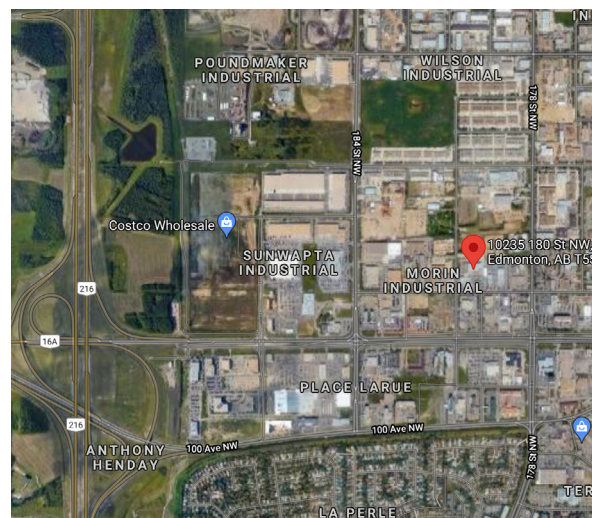
10235 180 ST, EDMONTON, AB

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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COMMERCIAL DIVISION

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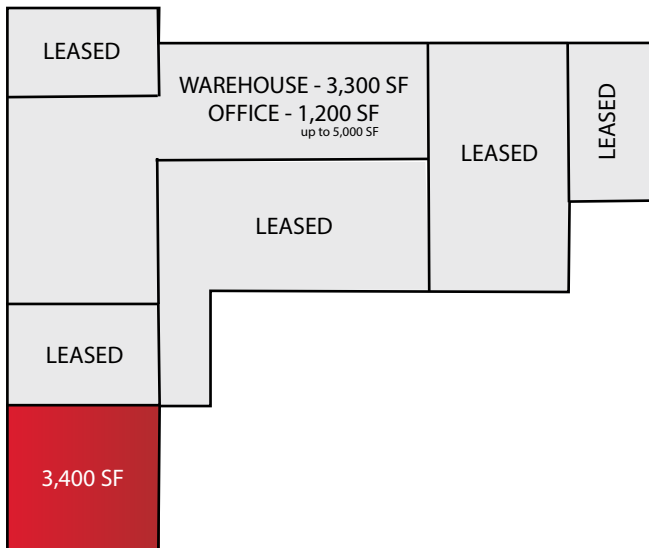
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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

O:780.429.1200

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DETAILS

Excellent clean workshop, open work area, 2 clean rooms for parts or storage and two offices, 2 overhead doors and drive thru ability.

Size:	3,400 SF
Loading:	Grade - 1(8'x9') 1(10'x11')
Ceiling Height:	13' (12' clear)
Power:	225 amp, 480v
Drains:	none
Heating:	Forced Air
Zoning:	IM
Rate:	\$10 PSF
Op Costs:	est. \$5.87 (includes utilities)

