

# COMMERCIAL BAY FOR SALE UNIT #75/76

4003 98 STREET, STRATHCONA INDUSTRIAL PARK

**FOR SALE**

**\$449,000**



Neighborhood: Strathcona Industrial Park

Legal: Unit #75 Plan 9422429

Unit #76 Plan 9422429

Total Area: 3085 sq.ft

Main Floor: 1914 sq.ft

Mezzanine: 1171 sq.ft

Zoning: IB: Industrial Business Zone

Fixtured: Turn Key Spa Appliances

Parking: Ample Scattered Parking

Year Built: 1993

Loading Door: Grade Level Overhead

Power: Three Phase, 100amp/240 volt

Three Phase, 225amp/240 volt

**RE/MAX**  
COMMERCIAL

RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

Judith Rimmer

Vice President | Investments-  
MultiFamily, Land & Business Sales  
E: jrimmer@commercialyeg.ca  
D: (780) 405-9333

Nadia Mitchell

Associate  
E: nadia.mitchell1000@gmail.com  
D: 1780.720.5427

#201, 5607 199 Street Edmonton, AB T6M 0M8

commercialyeg.ca

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

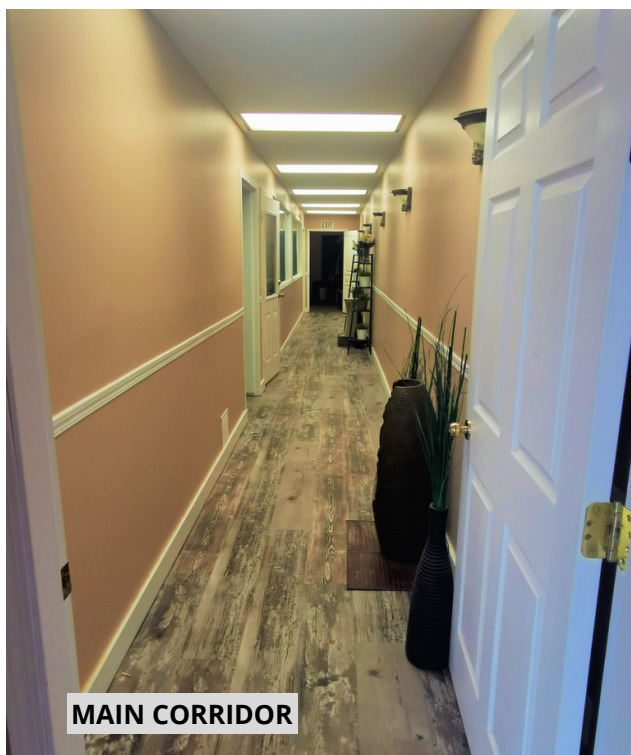
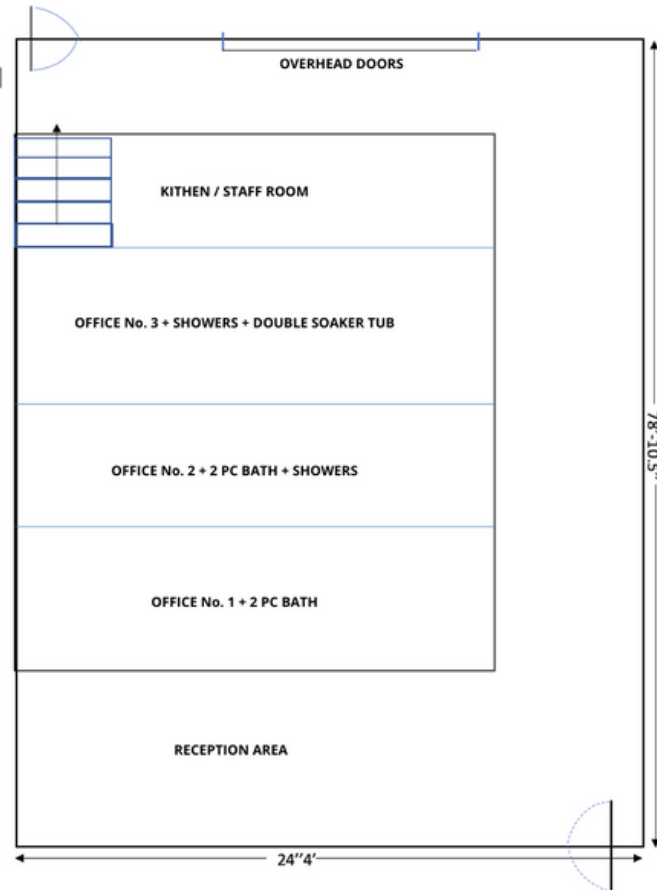
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently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



# MAIN FLOOR

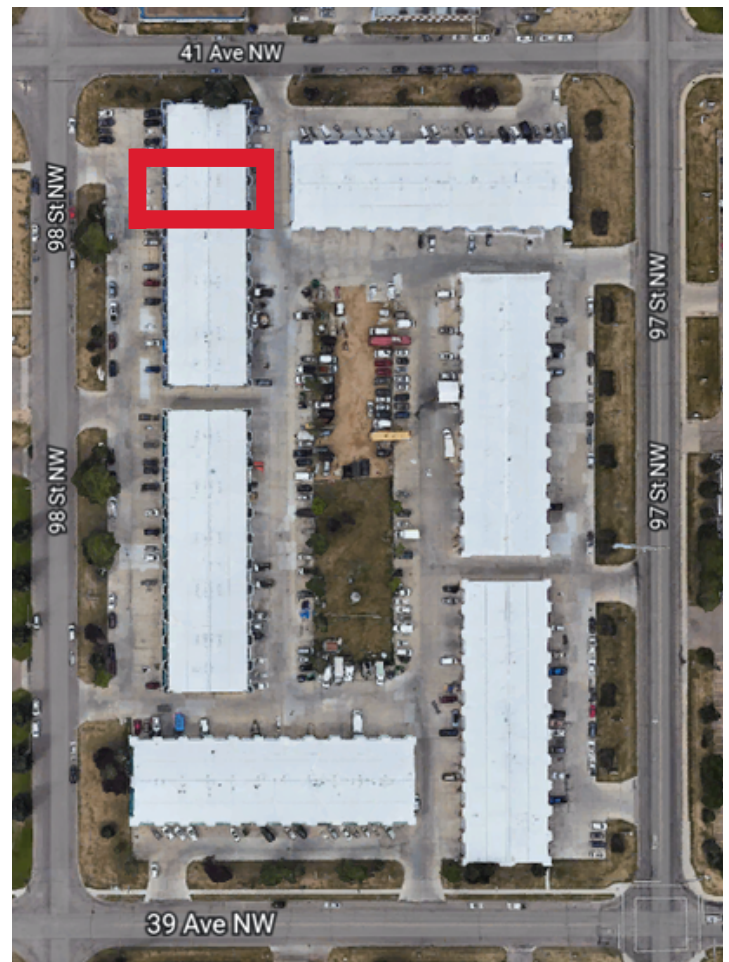
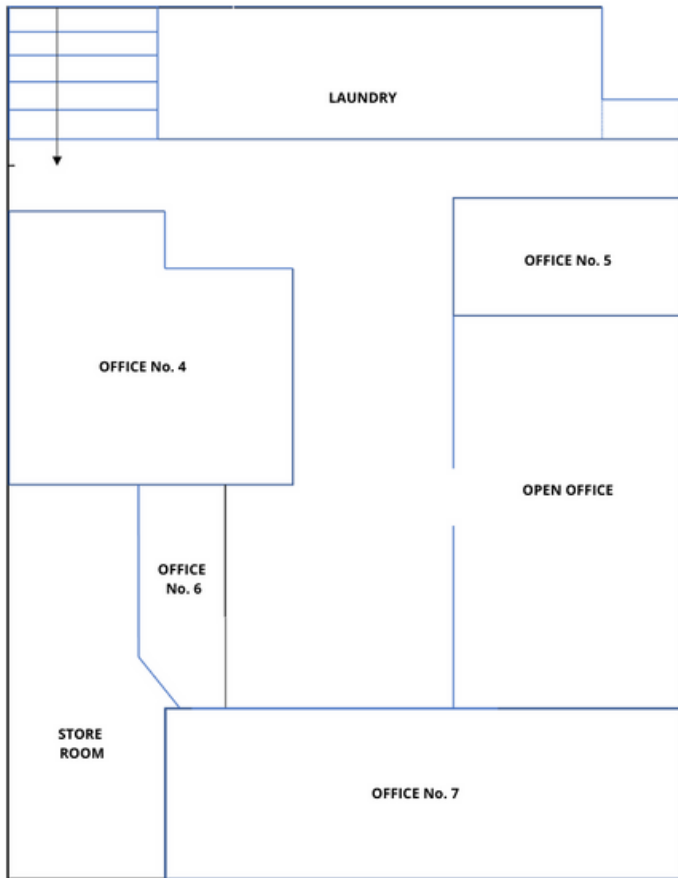
## Reception Area, 3 Offices, Staff Room & Kitchen





# MEZZANINE

5 Offices, Laundry Area, Store Room



Google Earth Link: [shorturl.at/acLR2](https://shorturl.at/acLR2)

Realtor.ca: [shorturl.at/aj145](https://shorturl.at/aj145)

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