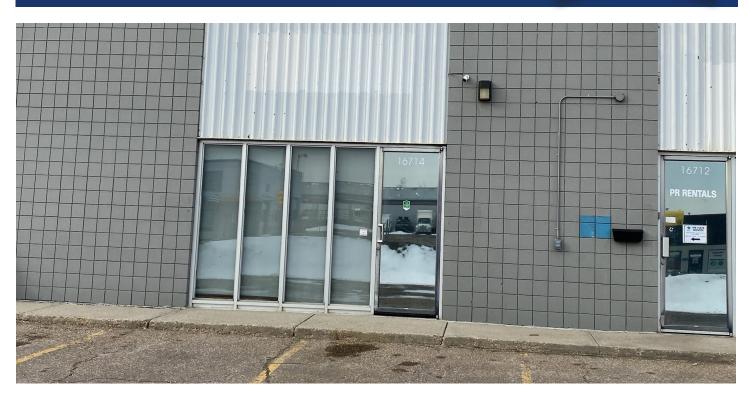
## **WEST EDMONTON INDUSTRIAL CONDO** 16714 111 AVE, EDMONTON, AB

## FOR SALE \$449,000



## **PROPERTY DETAILS**

Fantastic opportunity to own a 23 wide X 96 long commercial condo with bay door and ground loading at the rear. Built out Mezz runs the length of the back bay. Easy access to Yellowhead and Anthony Henday situated minutes from both off 111th and 167th. Don't miss this incredible opportunity!

Space:	2,230 SF
Construction:	Concrete
Year Built:	1969
Property Taxes:	\$7,993.24 (2021)





**RE/MAX EXCELLENCE** 

COMMERCIAL DIVISION

**Colin Ewanchyshyn** Associate Broker E: colin@commercialyeg.ca D: 780.909.3446

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

Craig Hummel Associate E: chummel@remax.net D: 780-504-2379

## commercialyeg.ca #1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021

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 & 2021