

14,852 SF ON 3.06 ACRES

FOR SALE
WINTERBURN
SERVICE FACILITY

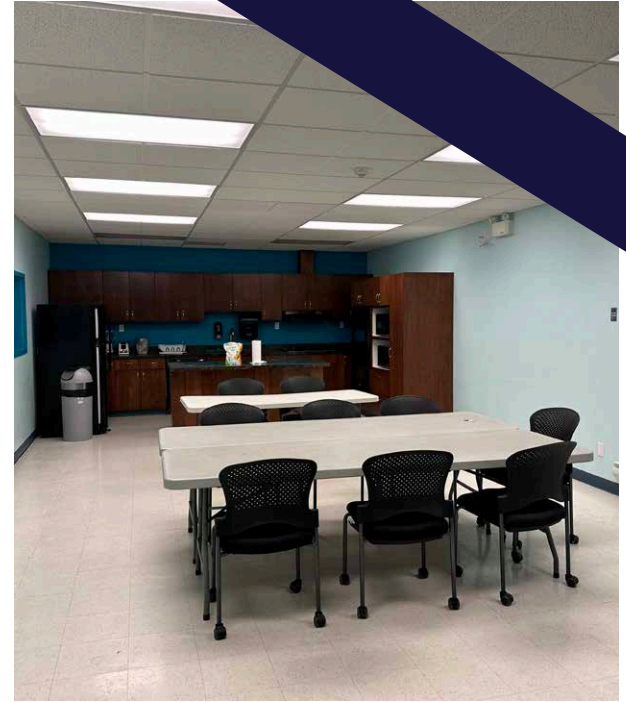
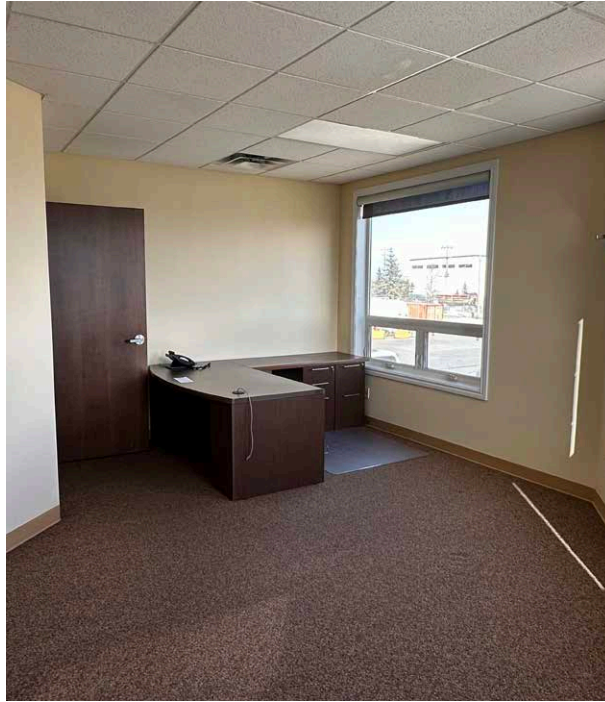
11420 220 STREET
EDMONTON AB



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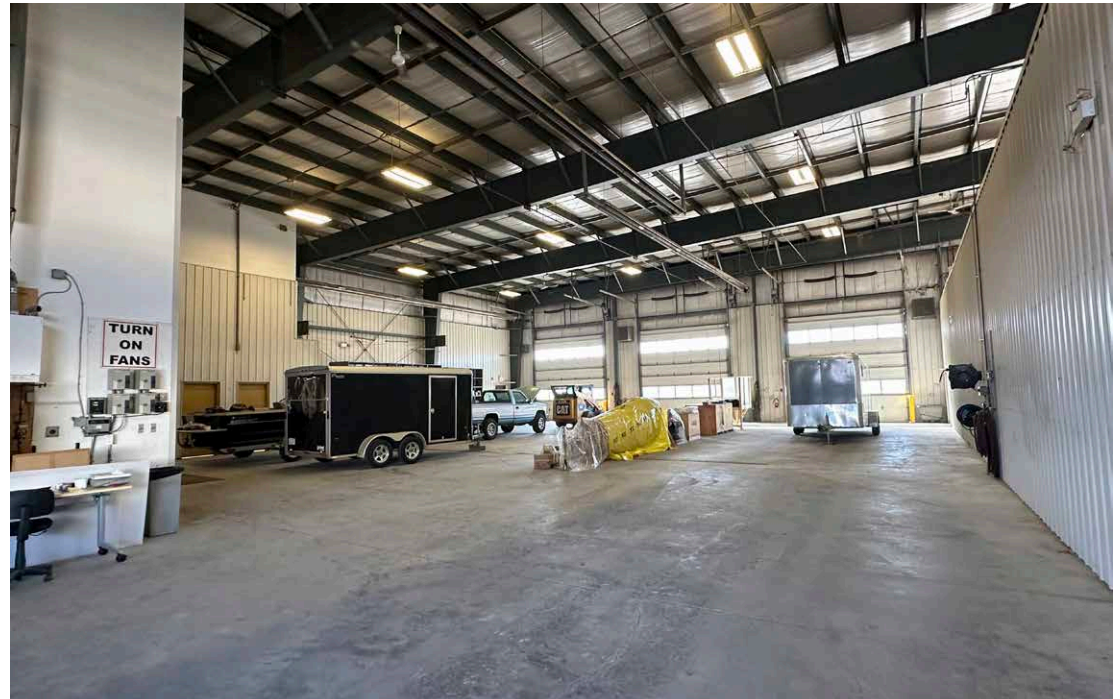
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PROPERTY HIGHLIGHTS

- (1) Drive through service bay
- (1) Wash bay
- Well appointed office
- Potential for (2) access points to site
- Fully fenced
- Concrete yard
- 10-ton crane ready
- Quick access to Winterburn Road, Anthony Henday Drive and Yellowhead Trail



PROPERTY DETAILS

MUNICIPAL ADDRESS

11420 220 Street,
Edmonton, AB

LEGAL DESCRIPTION

Plan: O821250 Block: 1 Lot: 6B

ZONING

Medium Industrial (IM)

YEAR BUILT

2008

MARKET

Winterburn Industrial West

SITE SIZE

3.06 Acres

SITE COVERAGE RATIO

8.99%

LEASEABLE AREA

Main Floor Office: 2,426 SF
Second Floor Office: 2,426 SF
Warehouse: 10,000 SF

Total: 14,852 SF

LOADING DOORS

Grade (6) 14' X 16'

LIGHTING

T6

HEATING

In-floor & radiant

SUMPS

Dual-compartment

CRANE

10-ton ready

CLEAR HEIGHT

20'

SALE PRICE

\$4,950,000.00

TAXES

\$84,549.58

AVAILABILITY

Immediate





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