



## PROPERTY HIGHLIGHTS

### INDUSTRIAL BUILDING WITH YARD SPACE

#### LOCATION:

12336-67 STREET, EDMONTON, AB

## FOR SALE

- TURN-KEY AUTOMOTIVE REPAIR SHOP WITH YARD SPACE
- 6,500 SQ.FT (+/-) FREE STANDING BUILDING
- 10,500 SQ.FT (+/-) FENCED YARD SPACE
- ZONED HEAVY INDUSTRIAL
- EXCELLENT ACCESS TO YELLOWHEAD TRAIL AND 66 STREET
- CLOSE PROXIMITY TO ALL AMENITIES
- PAINT BOOTH & TWO VEHICLE LIFTS INCLUDED
- RARE OPPORTUNITY TO ACQUIRE PARCEL OF LAND IN MATURE NEIGHBORHOOD
- OPTION TO PURCHASE INVENTORY & TOOLS SEPARATELY

# FOR SALE

## INDUSTRIAL BUILDING WITH YARD SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 12336-67 Street, Edmonton, AB

**LEGAL ADDRESS:** Plan: 1307P, Block 22, Lot: 18,19,20,21

**TYPE OF PROPERTY:** Automotive repair shop

**SITE SIZE:** 17,000 Sq.Ft (+/-)

**BUILDING SIZE:** 6,500 Sq.Ft (+/-)

**ZONING:** IH (Heavy Industrial)

**YEAR BUILT:** 1976

**PARKING:** Street parking

**POSSESSION:** Immediate

**PURCHASE PRICE:** Please contact Associate

**ADDITIONAL INFORMATION:** Fenced yard, security systems, paint booth, two vehicle lifts, small office, two bathrooms and mezzanine.

*\*Equipment and inventory can be purchased separately*

*\*\* Land and building available for purchase only. Please do not approach any of the staff directly regarding this property.*

### MORE INFORMATION

**DAVID OLSON**  
SENIOR ASSOCIATE  
Retail Leasing & Investment

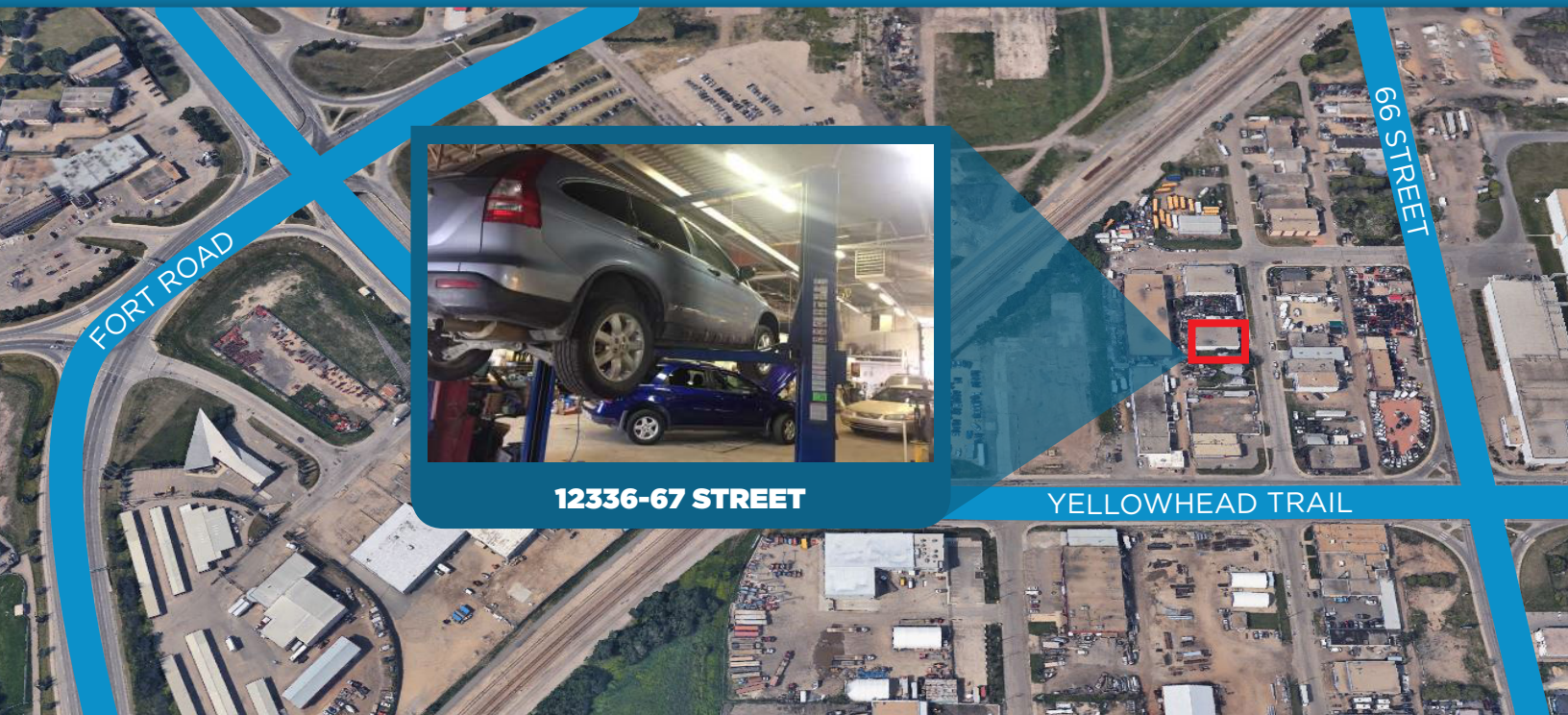
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**LIZOTTE**  
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