

FOR SALE

3,620 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



PRICE REDUCED!

17304 - 106 Avenue, Edmonton, AB

OFFICE/WAREHOUSE CONDO

Property Highlights

- Currently built out as office space between two floors including 5 offices, 1 boardroom, an open work area, reception, kitchenette and private washroom
- Exterior of the building was recently painted, and improvements are ongoing
- Excellent access to major arterials such as 107 Avenue, 170 Street, Yellowhead Trail and Stony Plain Road
- Space includes five designated parking stalls with additional street parking available
- Space was brought to shell and fully renovated in 2018
- Ground floor tenant in place with strong covenant
- Well appointed finishes throughout



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



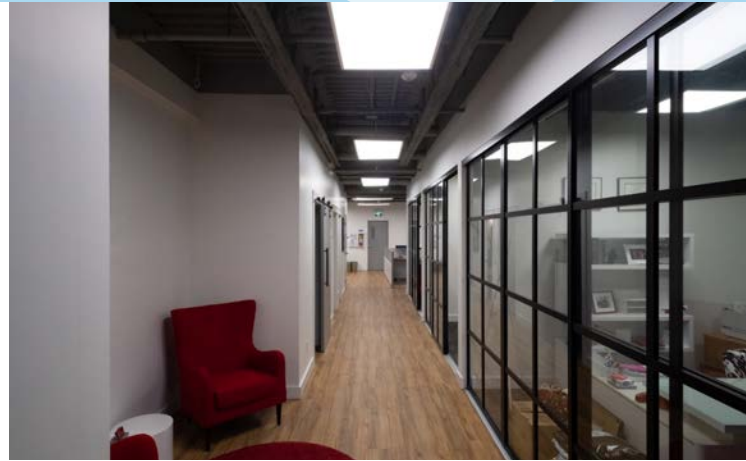
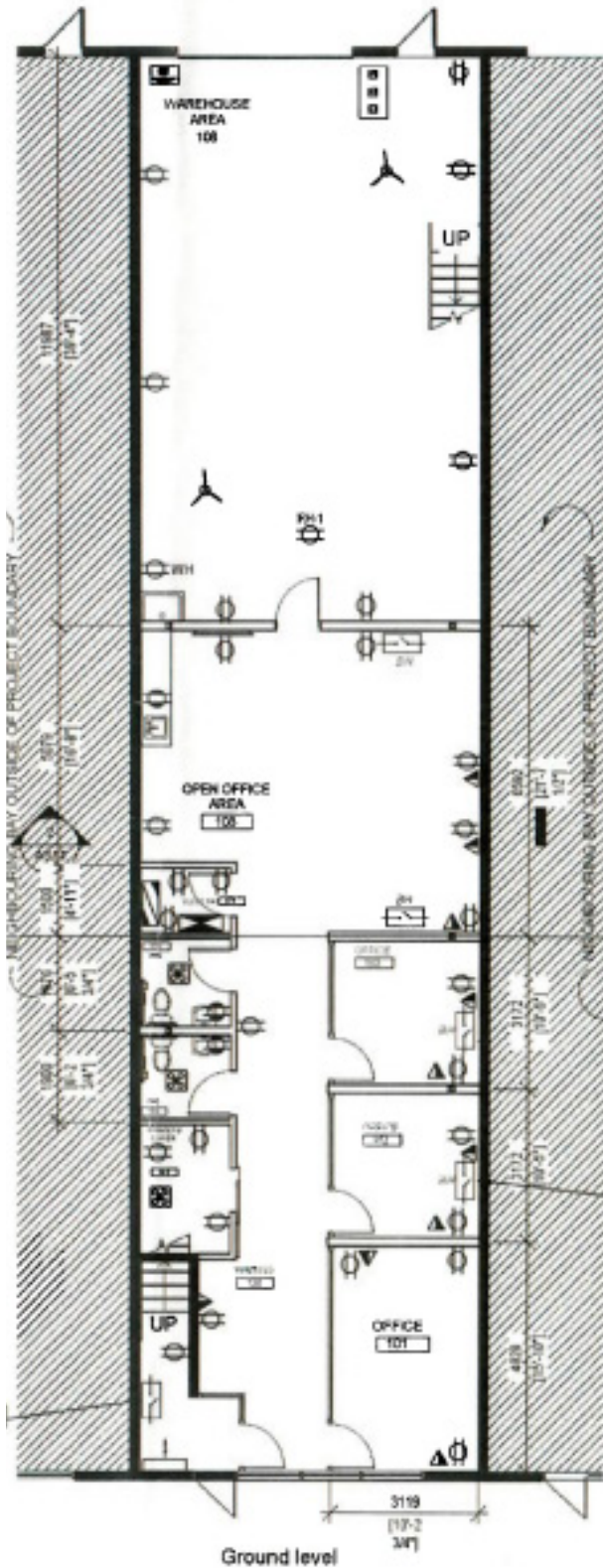
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FOR SALE

Office/Warehouse Condo

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Ground Floor

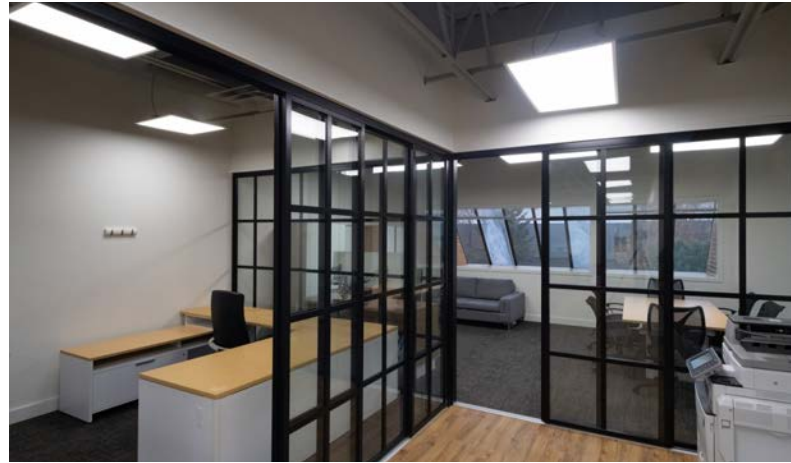
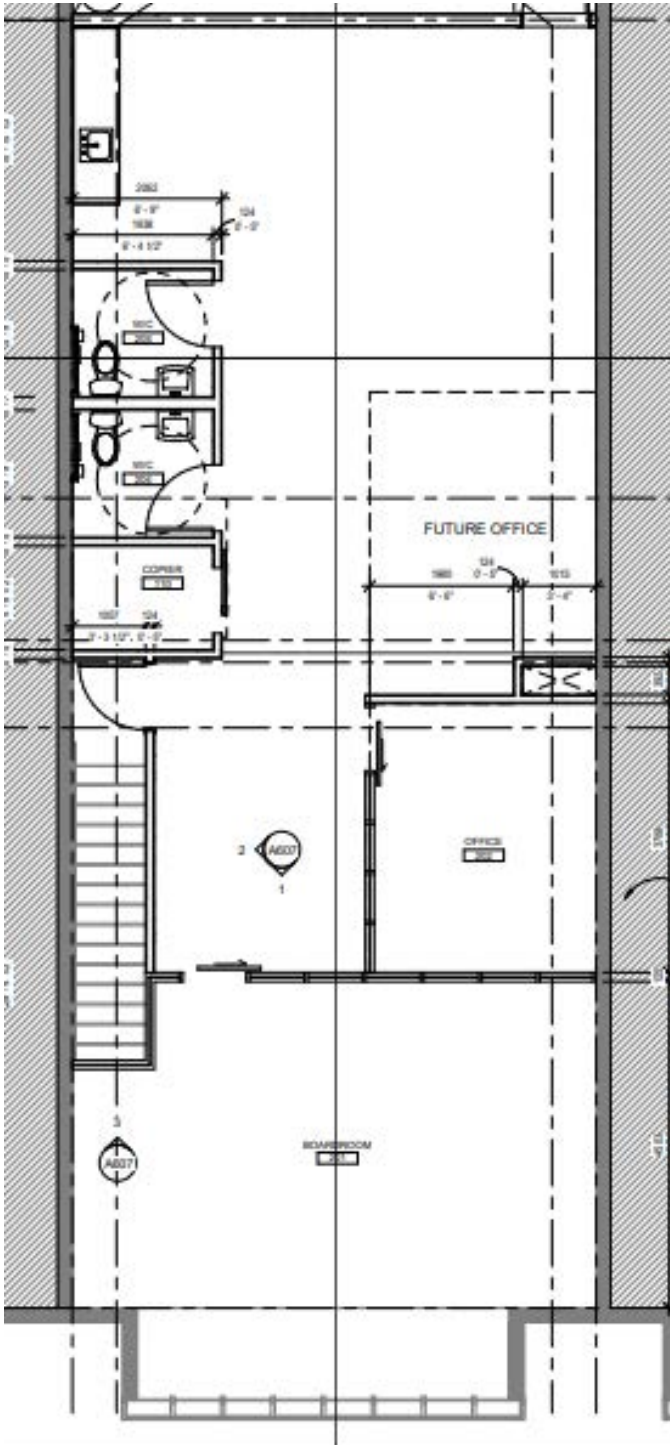


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Second Floor



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Office/Warehouse Condo

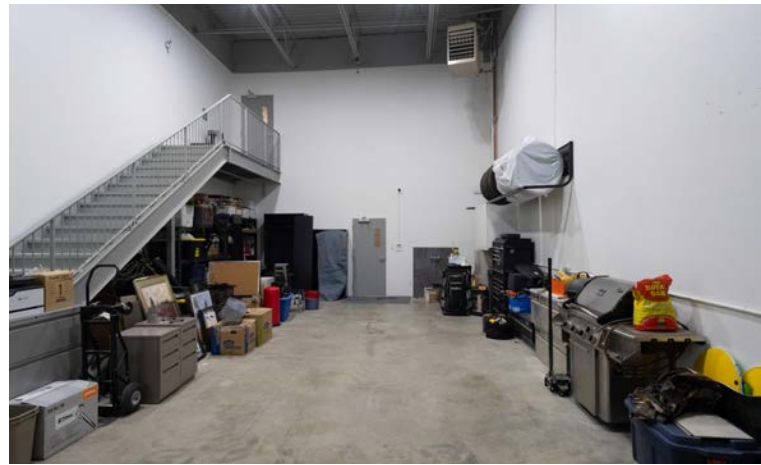
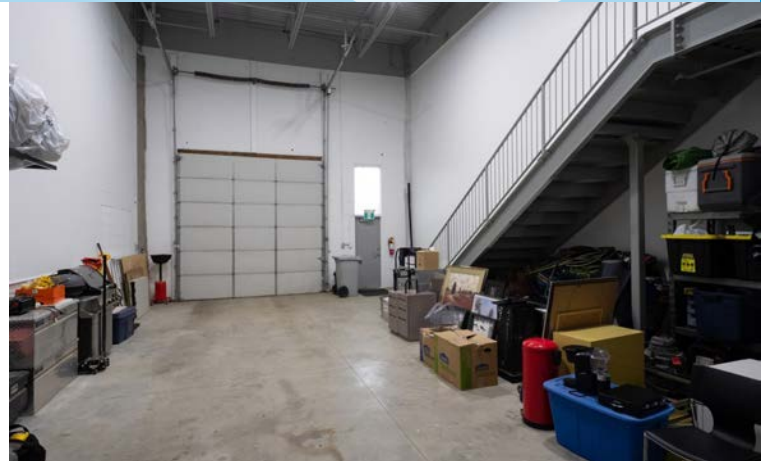
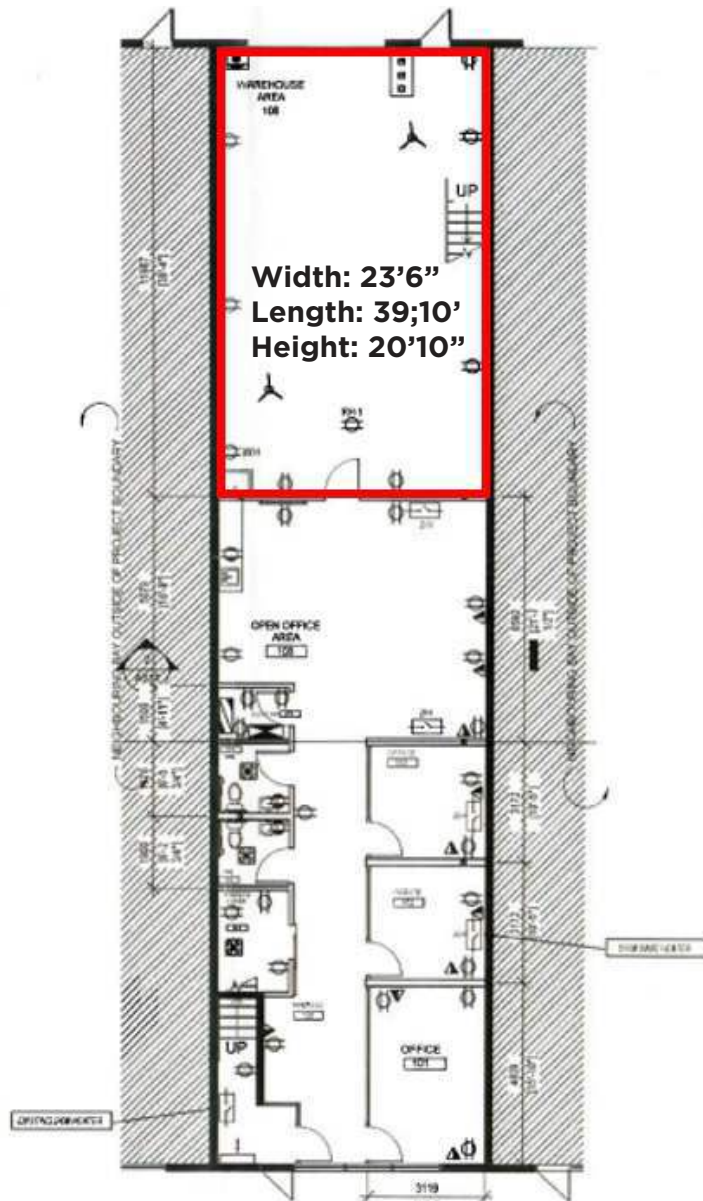
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Warehouse

- Bay was brought down to shell in 2018
- Concrete floor was re-poured
- Additional fireproofing added
- Concrete mezzanine was extended back into shop
- Mechanical upgrades in 2018

Exterior

- Exterior repainted in 2020
- Ongoing upgrades



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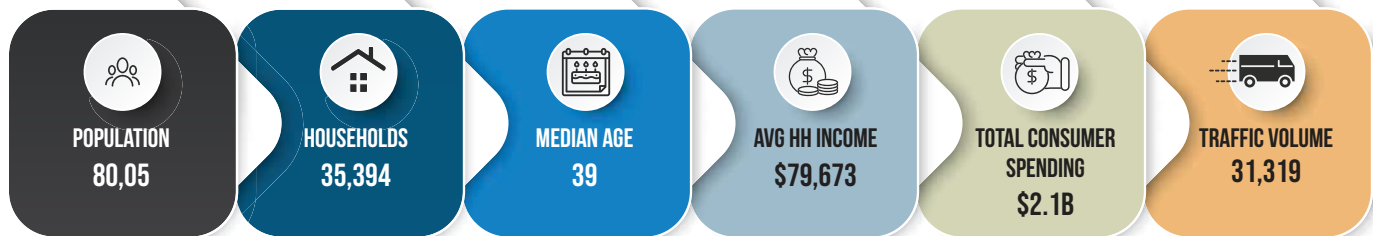
Office/Warehouse Condo

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Location

- Close proximity to local amenities located in Mayfield Common, Terra Losa Centre and West Edmonton Mall
- Convenient access to Anthony Henday Drive and Yellowhead Trail allows for easy access to all parts of the city

Demographics within 3KM



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Property Information

Municipal Address: 17304 - 106 Avenue, Edmonton, AB

Legal Address: Plan 7920402, Unit 15

Size: 3,620 Sq. Ft. (+/-)

Zoning: IM (Medium Industrial)

Parking: 5 designated stalls with additional street parking at no cost

Power: 225 Amp, 120/208 Volt

Loading: Grade 12'x12'

Possession: Immediate possession for second floor and bay space

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

Tom Dean

Associate

Cell: 780.920.8019

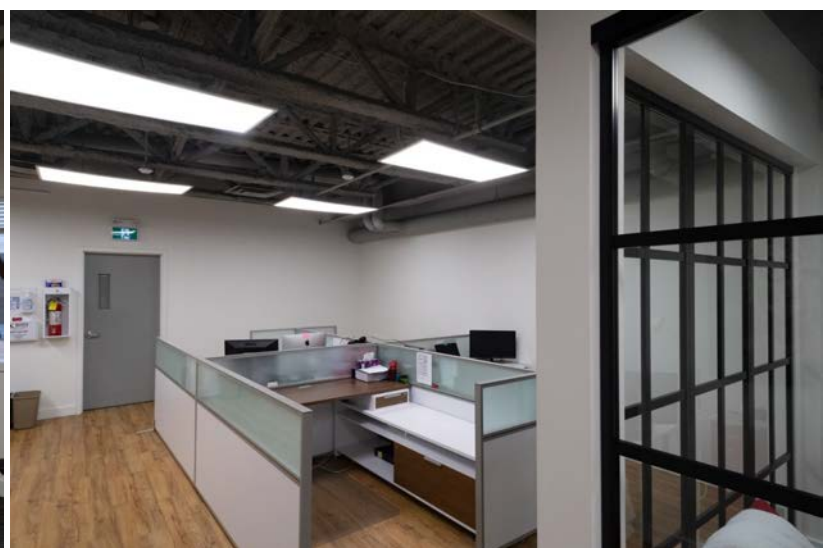
Direct: 780.784.6550

tom@lizotterealestate.com

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Asking Price: Price Reduced ~~\$879,000~~ \$829,000.00

- Clean Phase 1 from 2018 available
- All wiring, internal mechanical and lighting has been upgraded throughout



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