

FOR SALE

21,184 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



16638 - 110 Avenue, Edmonton, AB

INVESTMENT OPPORTUNITY

Property Highlights

- Located in West Sheffield Industrial Park
- A fenced and paved yard as well as a paved parking area
- Facia updated
- Majority of space leased between two tenants
- Fully leased



780.488.0888



www.lizotterealestate.com



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



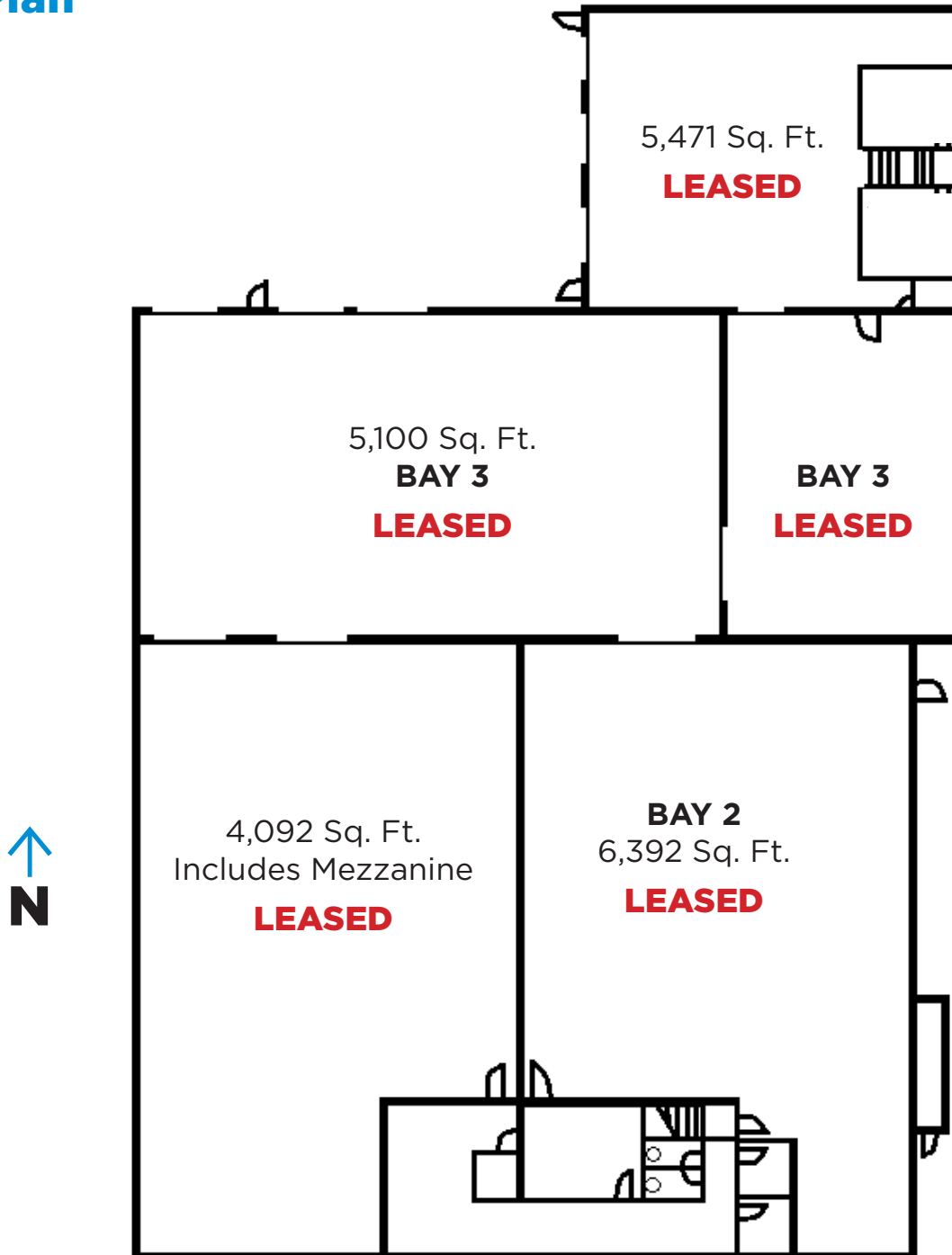
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

West Sheffield Industrial Park

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Floor Plan



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Property Information

Municipal Address: 16638 - 110 Avenue NW, Edmonton, AB

Legal Address: Plan 2477KS; Block 5; Lot 19

Size: 21,184 Sq. Ft (+/-) Total

Zoning: IM (Medium Industrial)

Power: 225 Amp 120/240 Volt 3 Phase

Loading: Nine Grade

Cranes: Multiple - 1, 2 and 3 Ton

Ceiling Height: TBC

Parking: Surface parking

Possession: Immediate/ negotiable

Contact

Richard Lizotte

President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger

Associate Broker
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

John Cuglietta

Unlicensed Assistant
Cell: 780.340.4384
Direct: 780.784.5357
john@lizotterealestate.com

Soudabeh Mobin

Unlicensed Assistant
Cell: 780.340.9595
Direct: 780.784.9583
soudabeh@lizotterealestate.com

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Purchase Price: \$3,400,000.00 (\$160.50/Sq.Ft)

Property Taxes: TBC

***Contact Associate for rent roll information.**

