

# FOR SALE

3,300 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12425 67 Street, Edmonton, AB

## INDUSTRIAL/AUTOMOTIVE SPACE

### Property Highlights

- 3,300 Sq. Ft. free-standing industrial building
- Heavy-duty mechanic shop
- Two bays, can be demised
- Drive-through capability
- Rare opportunity to buy an automotive building



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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

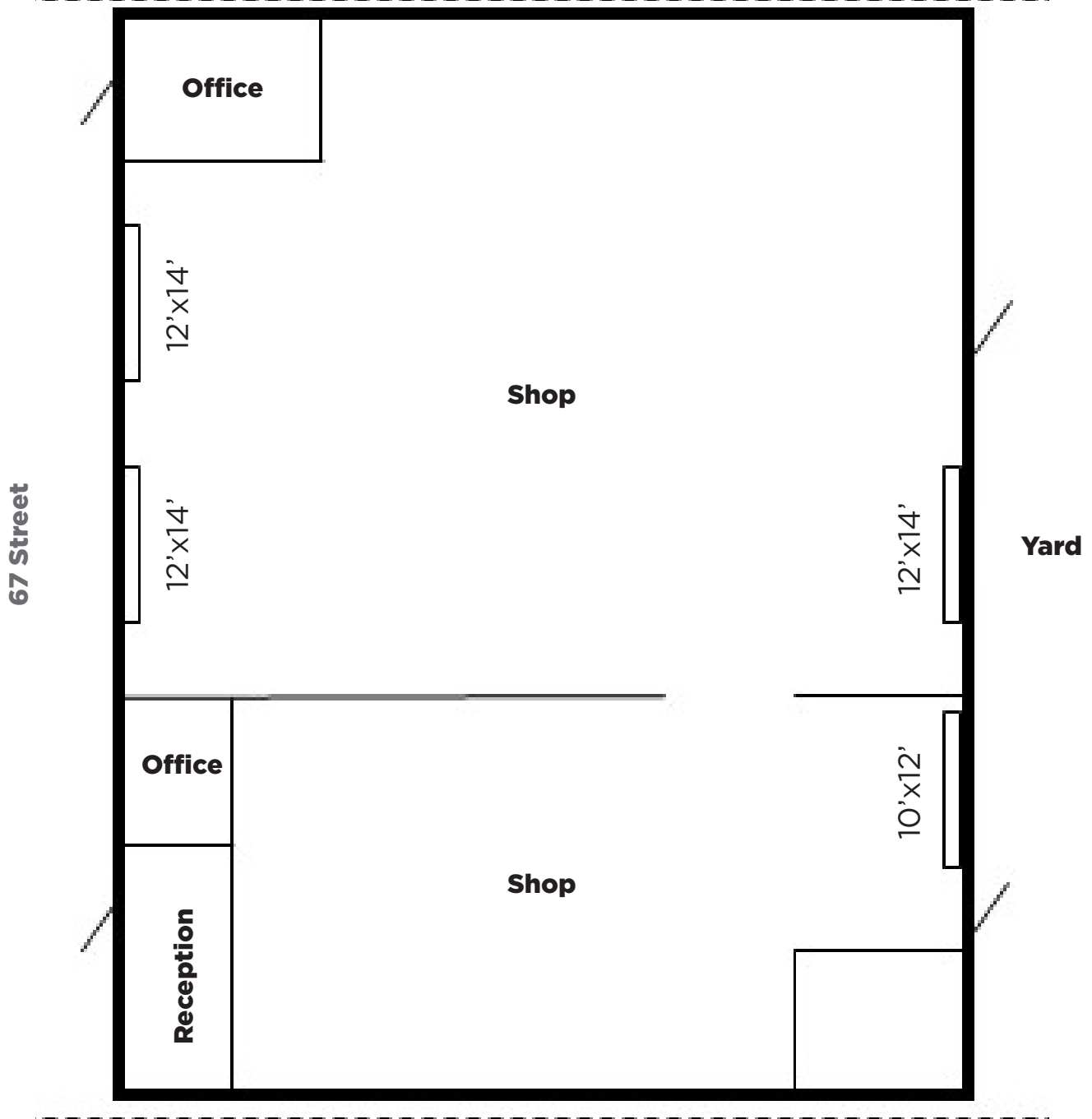


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\*Not to scale



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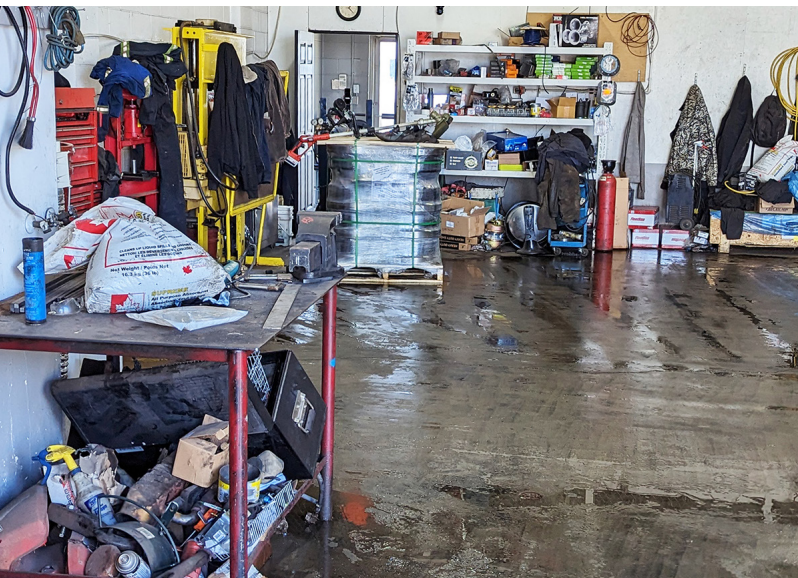
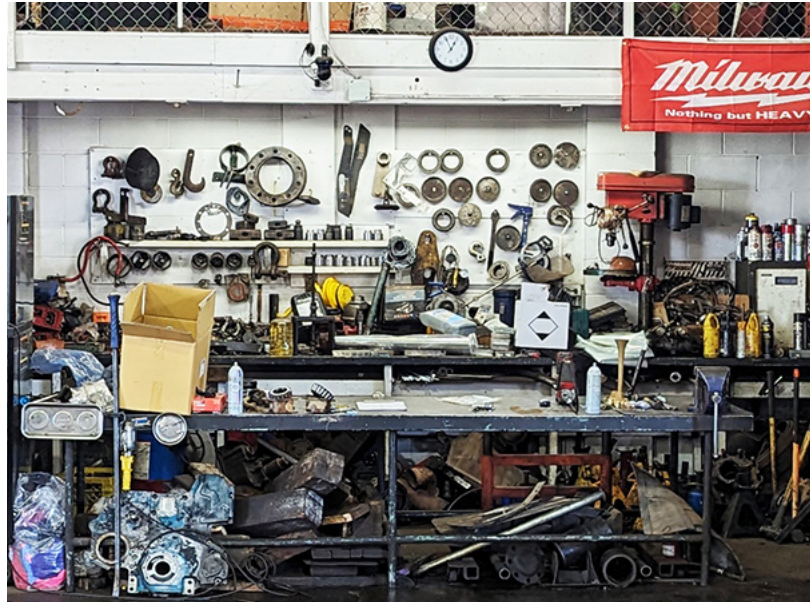
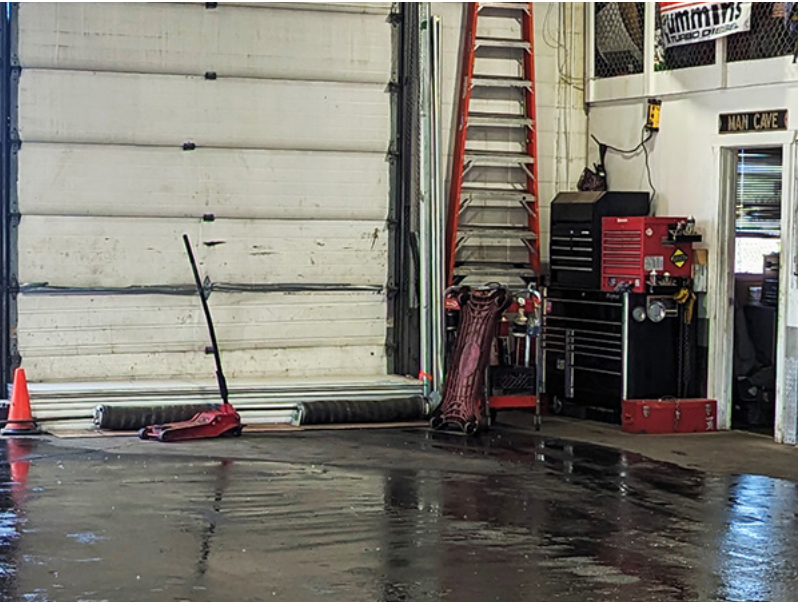
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## Industrial/Automotive Space

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### Property Information

**Municipal Address:** 12425 67 Street, Edmonton, AB

**Building Size:** 3,300 Sq. Ft. (+/-)

**Lot Size:** 8,374 Sq. Ft. (+/-)

**Zoning:** IH - suitable for industrial and automotive users.

**Parking:** On-Site | In front with the opportunity to fence the rear yard

**Power:** TBC

**Loading:** Three 12'x14' doors at grade  
One 10'x12' door at grade

**Possession:** Immediate/negotiable

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**Purchase Price:** \$749,000.00

### Contact

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