

FOR SALE

1,950 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5614 - 125A Ave, Edmonton, AB

OWNER/USER OPPORTUNITY

Property Highlights

- Great unit for manufacturing, processing, assembly, distribution, service and repairs
- Radiant heat, sump and drain
- Mezzanine, lunch area
- Paved parking
- Great access to Yellowhead trail
- Lots of storage and very clean unit
- Vendor take-back mortgage available



780.488.0888



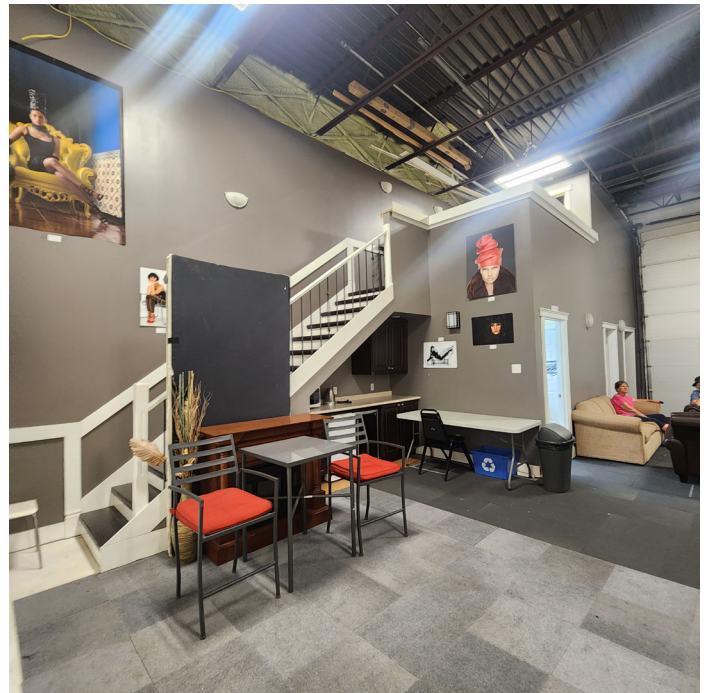
www.lizotterealestate.com



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



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FOR SALE

Owner/User Opportunity

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AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 5614 - 125A Ave, Edmonton, AB

Legal Address: Plan 9925573, Unit 6

Building Size: 1,950 Sq. Ft. (+/-)

Lot Size: 1.67 Acres (+/-)

Zoning: IM (Medium Industrial)

Parking: Ample Surface Parking

Heating: Radiant

Ceiling Height: 18'

Loading: 12'x14' Grade

Possession: Immediate/negotiable

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Purchase Price: \$420,000.00

Taxes: \$7,278.00

Contact

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