

FOR SALE

±12,600 Sq. Ft. Building

±42,302 Sq. Ft. Lot

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

INVESTMENT OPPORTUNITY



8505 Argyll Road NW, Edmonton, AB

INDUSTRIAL BUILDING

Property Highlights

- National tenant in place
- Excellent high-profile location on Argyll Road
- Main floor 7,500 Sq. Ft. | Second floor 5,100 Sq. Ft.
- Site ratio 18%
- Seller willing to do 10 year leaseback
- Ample Natural light with floor-to-ceiling windows
- Close proximity to Whitemud, Sherwood Park Freeway, 50th Street
- Depth of site is approximately 255 feet and width is 166 feet



780.488.0888



www.lizotterealestate.com



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

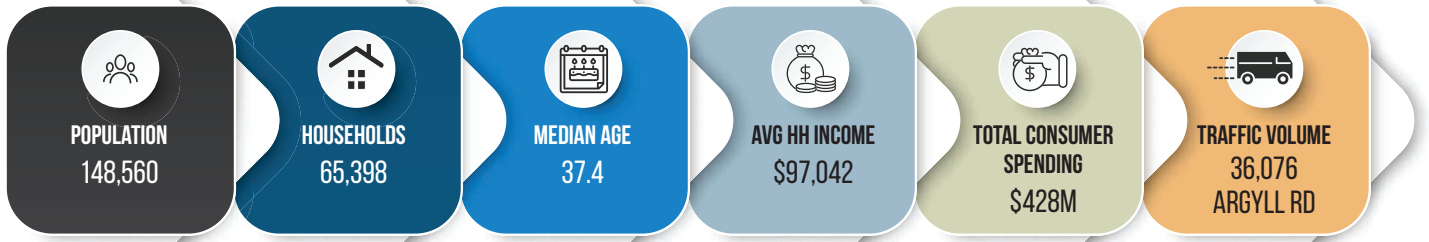


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FOR SALE

Industrial Building

Demographics within 5KM



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FOR SALE

Industrial Building

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Property Information

Municipal Address: 8505 Argyll Road NW, Edmonton, AB

Legal Address: Lot 4B, Block 3, Plan O220535

Building Size: 12,600 Sq. Ft. (+/-)

Lot Size: 42,302 Sq. Ft. (+/-)

Zoning: Business Employment (BE)

Parking: Ample/Asphalt paved

Power: 300 Amps

Heating: Exterior Hvac Units

Ceiling Height: 22'

Loading: One 14' x 10' Bay Door

Possession: Immediate/negotiable

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Purchase Price: Market

Property Taxes: \$63,726.91

Contact

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