

FOR SALE

±7,566 Sq. Ft. on
±0.74 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



12215 William Short Rd NW, Edmonton, AB

WAREHOUSE WITH OFFICE BUILD-OUTS

Property Highlights

- Property features a durable wood/steel frame construction with a layout that includes a front reception area, various offices, kitchenette
- Rear warehouse and storage space, complemented by two grade loading doors
- The fully fenced yard and paved parking area ensure security and convenience
- With the current zoning, this location offers business opportunities
- Access to Fort Road, Wayne Gretzky Drive and Yellowhead Trail



780.488.0888



www.lizotterealestate.com



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



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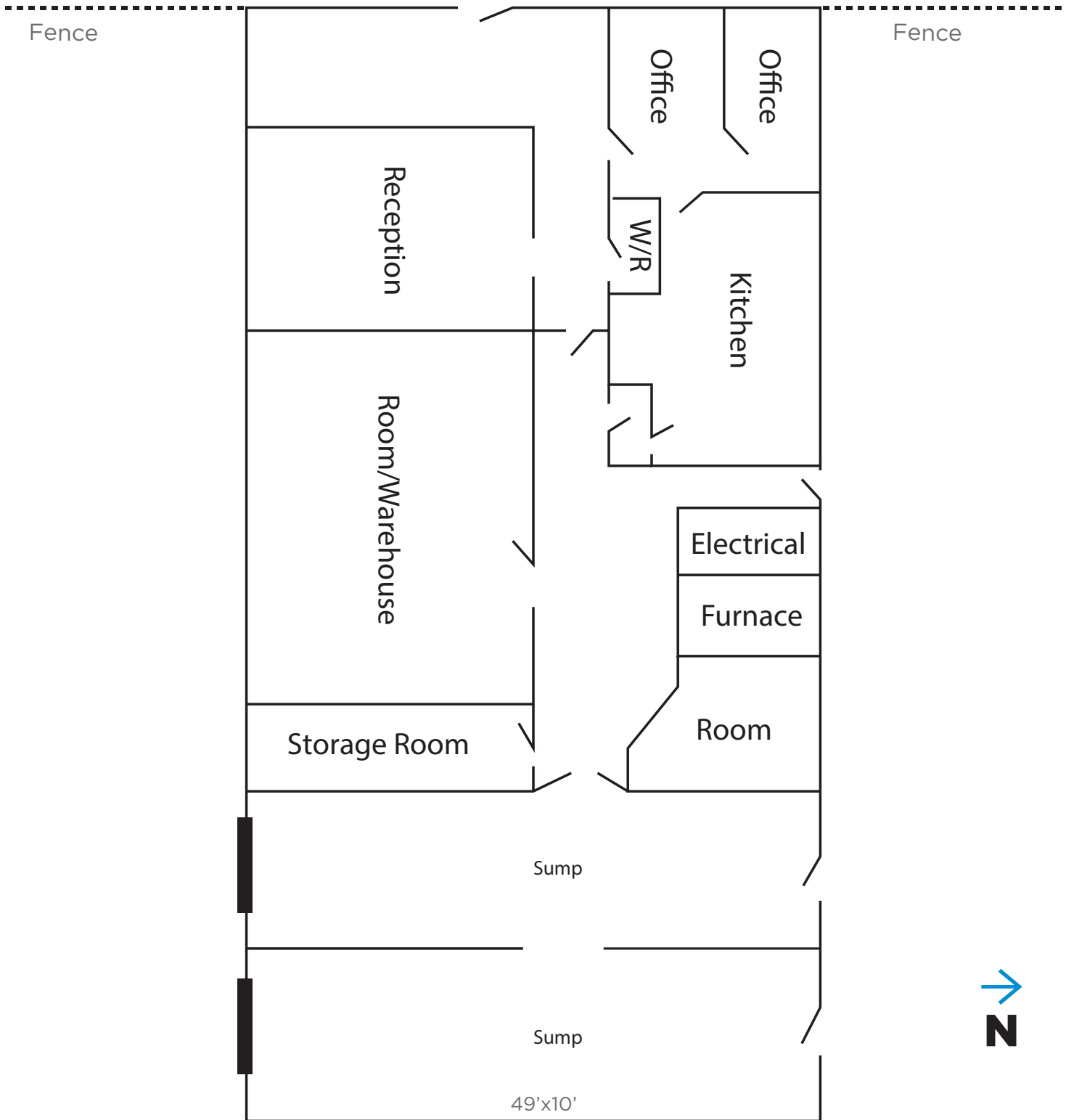
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Floor Plan

William Short Rd



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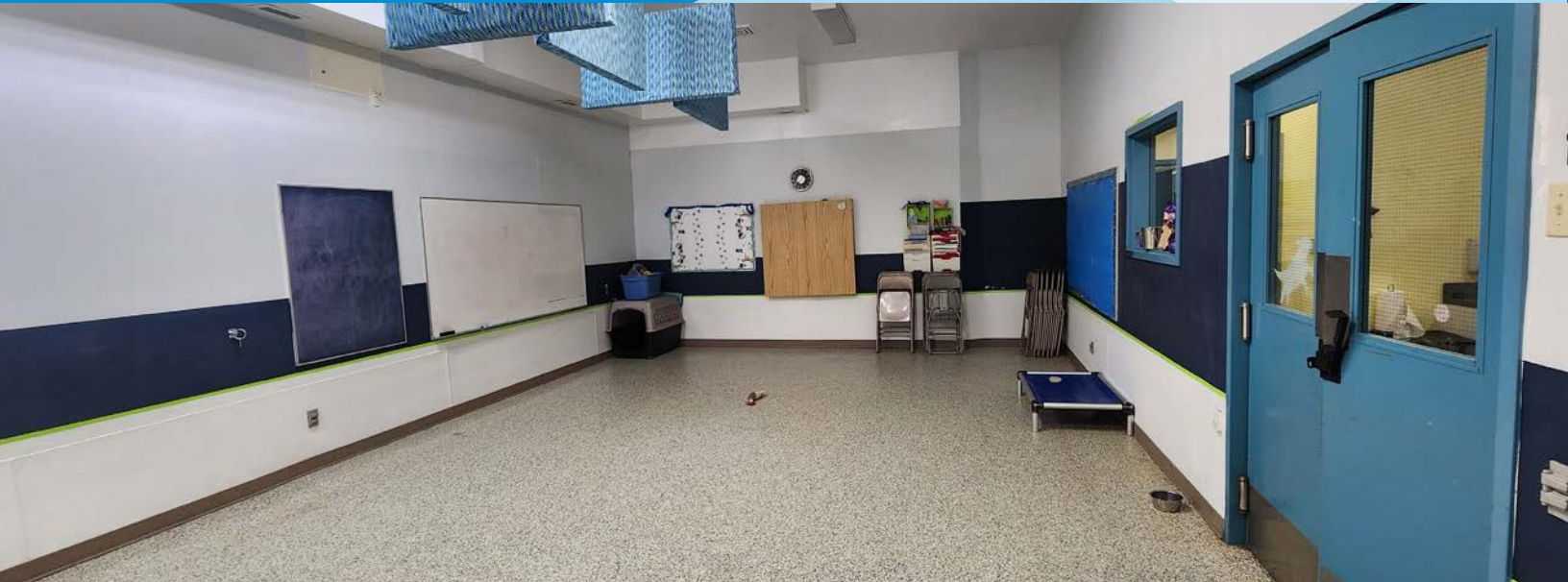
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Property Information

Municipal Address: 12215 William Short Rd NW, Edmonton, AB

Legal Address: Lot 17, Block F Plan 0020945

Building Size: 7,566 Sq. Ft. (+/-)

Lot Size: 0.74 Acres (+/-)

Zoning: IM (Medium Industrial)

Parking: Ample/Paved

Sumps: 2 Sumps, 1 drain

Heating: 4 Radiant Tube heaters

Ceiling Height: 10'5" clear in warehouse

Loading: (2) 8'X10' Grade

Possession: Negotiable

**Tenant occupied/Negotiable*

Contact

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Purchase Price: \$1,450,000.00

Taxes: \$37,577.60 est 2024

