

FOR SALE

±8,987 Sq. Ft.

±0.75 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10025 - 169 Street, Edmonton, AB

AUTOBODY SHOP AND NEIGHBORING LAND

Property Highlights

- Excellent access to 170 Street, Stony Plain Road, 100 Ave, and close proximity to Anthony Henday Drive
- Attractive office/Reception area
- Fully operational body shop with equipment included
- Excellent opportunity for an owner user automotive business
- The building can easily be split into a two tenant user-friendly building, possibly three



780.488.0888



www.lizotterealestate.com



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



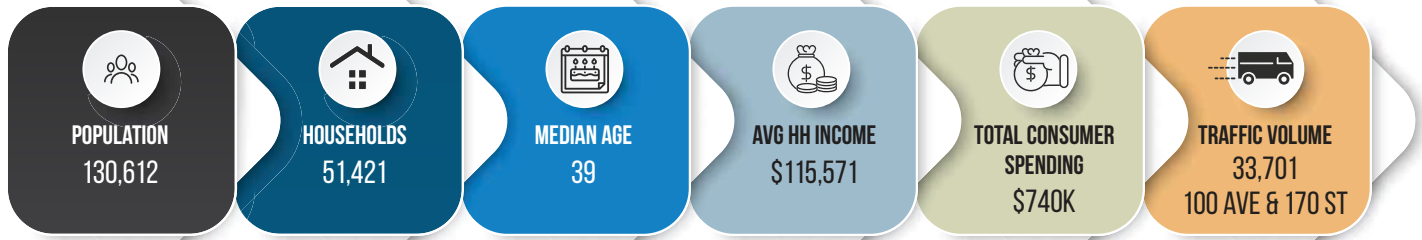
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Demographics within 5KM



ADDITIONAL INFORMATION

- Suspended gas fired zone air system
- Concrete block construction situated on concrete slab at grade
- Built up tar and gravel roof
- (7) swing man doors
- Metal web trusses
- Built in 1977



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Property Information

Neighborhood: Glenwood District

Municipal Address: 10025/29 - 169 Street, Edmonton, AB

Legal Description: Plan:8175ET Block:38 Lots 17 & 18

Building Size: 8,987 Sq.Ft. (+/-)

Land Size: 0.75 Acres

Zoning: Industrial Business Zone (IB)

Ceiling Height: 18'

Loading Doors: Overhead Grade 14'x12'
Overhead Grade 14'x12' (Drive-Thru)
Overhead Grade 14'x16' (Drive-Thru)

Parking: Ample surface parking

Property Taxes: \$27,868.95 (2022)

Possession: Immediate/ negotiable

Contact

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