

FOR SALE

±3,100 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10653 Winterburn Road Edmonton, AB

HIGH EXPOSURE SITE ALONG WINTERBURN ROAD

Property Highlights

- Approximately 3,100 Sq. Ft. across three buildings
- High exposure to Winterburn Road
- Clean phase 1 available
- The space is partially tenanted, with half of the yard and one 1,000 Sq. Ft. leased - current lease rates support purchase price
- Graveled, fenced, and gated yard



780.488.0888



www.lizotterealestate.com



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

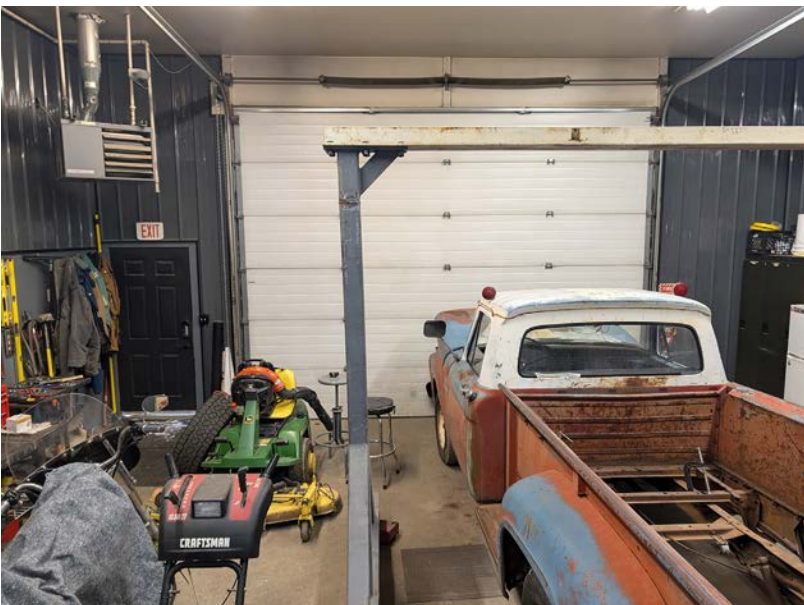


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Contact

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Property Information

Municipal Address: 10653 Winterburn Road, Edmonton, AB

Legal Address: Plan 8620956 Blk 1 Lot 3B

Vacant Space: ±3,100 Sq. Ft. +900 Sq. Ft. Quonset

Lot Size: ±0.55 Acres

Currently Leased: ±1,000 Sq. Ft. on 0.25 acres

Zoning: IM (Medium Industrial)

Possession: Immediate/negotiable

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Purchase Price: \$945,000.00

Taxes: \$11,900/yr (TBC)

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