

FOR SALE

INDUSTRIAL CONDO BAY

4808 - 93 Avenue NW, Edmonton AB



HIGHLIGHTS

- Current buildout consists of two offices and one washroom
- 14' x 12' grade loading
- LED lighting
- Excellent location with access to 50th Street, Sherwood Park Fwy and ETS

CONTACT

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T 780.448.0800 F 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

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Property Information

MUNICIPAL ADDRESS	4808 - 93 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 9221506; Unit: 4
TYPE OF SPACE	Industrial
ZONING	IB (Industrial Business)
CONSTRUCTION	Concrete block
YEAR BUILT	1978
SIZE	1,464 sq ft (+/-)
PARKING	Scramble
CEILING HEIGHT	16.5' clear
LOADING	(1) 14' x 12' grade
HEATING	Forced air

Financial Information

Sale Price:	\$295,000.00
Condo Fees:	\$374.54/month (2022)
Property Taxes:	\$5,917.95/annum (2022)
Possession:	Negotiable



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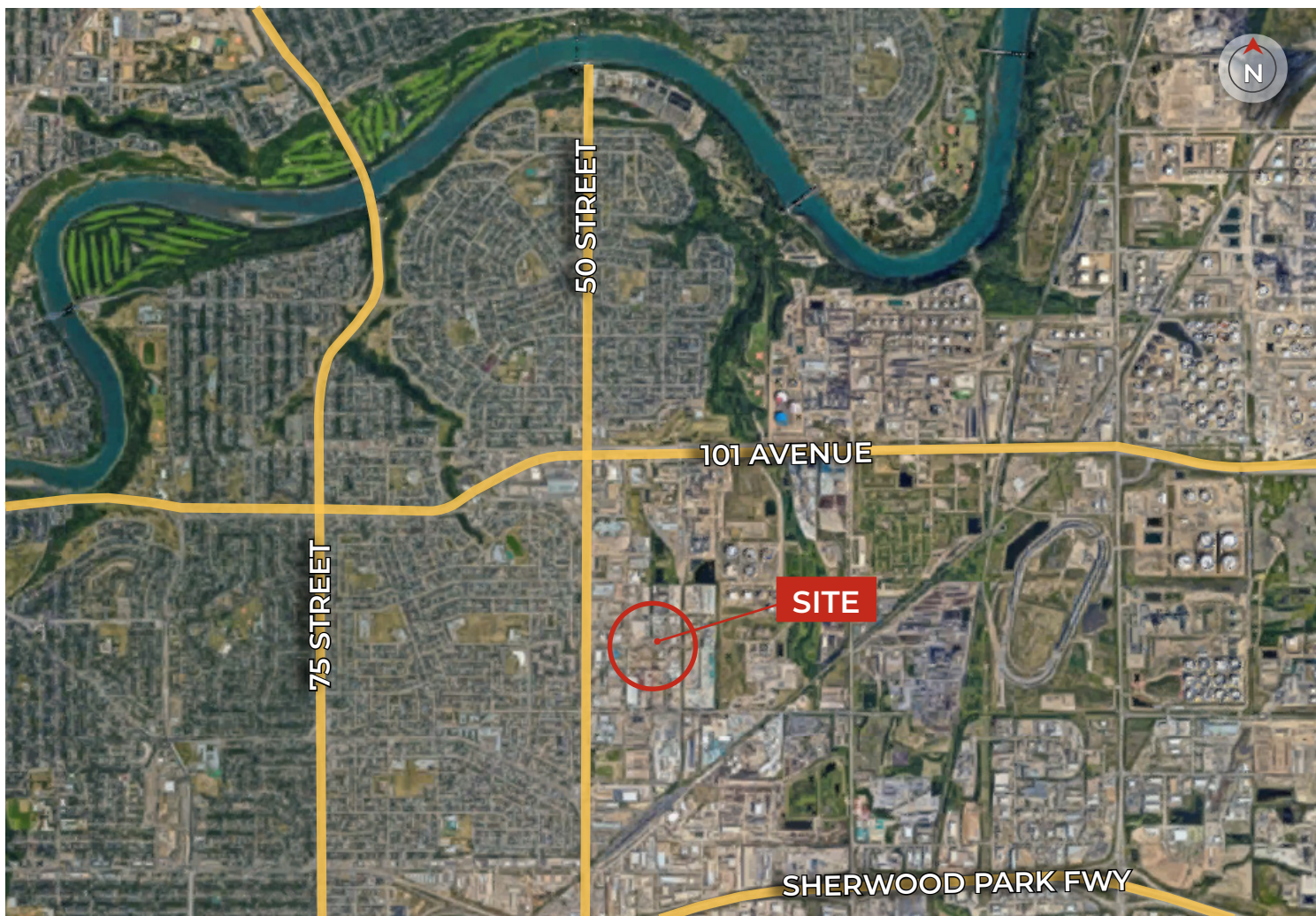
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Quality Based on **Results**, Not **Promises**.

Contact Us For More Information

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