

# FOR SALE

## ATOMIC CENTRE OFFICE/WAREHOUSE CONDO

15363 117 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 4,626 sq ft ± two-storey commercial office condo with rear warehouse space
- Located just off 118 Avenue & 156 Street
- Fully paved marshalling area
- Excellent access to major thoroughfares

### CONTACT

#### SCOTT ENDRES

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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	15363 117 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 792245; Unit: 5
ZONING	IH (Heavy Industrial)
NEIGHBOURHOOD	Garside Industrial
YEAR BUILT	1978
SIZE	
MAIN FLOOR	2,313 sq ft ±
2ND FLOOR	2,000 sq ft ±
MEZZANINE	313 sq ft ±
TOTAL AREA	4,626 sq ft ±
PARKING	3 designated stalls (plus parking in the rear)
POWER	225 Amps/240 Volts, 3 Phase, 4 wire
INTERNET	Telus Fibre Optic
SIGNAGE	Facade & pylon
HVAC	Forced air in shop, air conditioning in office
DRAINAGE	Sump
LOADING	12' x 10'
FURNITURE	Negotiable



## Financial Information

Sale Price:	\$495,000.00
Condo Fees:	\$872.18/month (2024)
Property Taxes:	\$14,832.56/yr (2024)
Possession:	Immediate



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## Build Out:

### *Main Floor:*

- Vestible
- 3 offices
- Reception area
- 2 washrooms
- Kitchen
- Warehouse
- Storage room

### *Second Floor:*

- 6 offices
- Open work space
- 1 washroom (w/shower)
- Storage mezzanine



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

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