# **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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#### **JOEL WOLSKI**

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

## **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

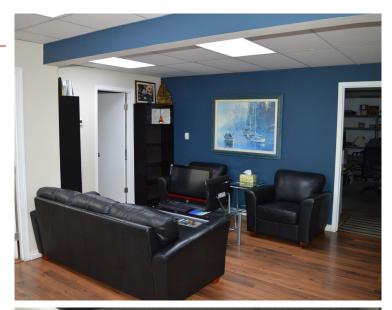
SIGNAGE Facade & pylon

**HVAC** Forced air in shop, air

conditioning in office

**DRAINAGE** Sump **LOADING** 12' x 10'

FURNITURE Negotiable





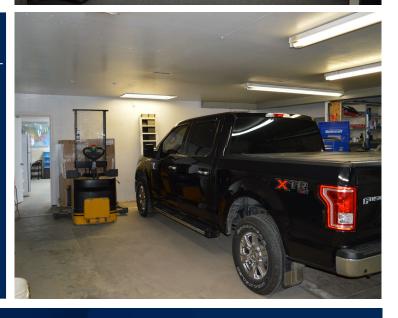
## **Financial Information**

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:

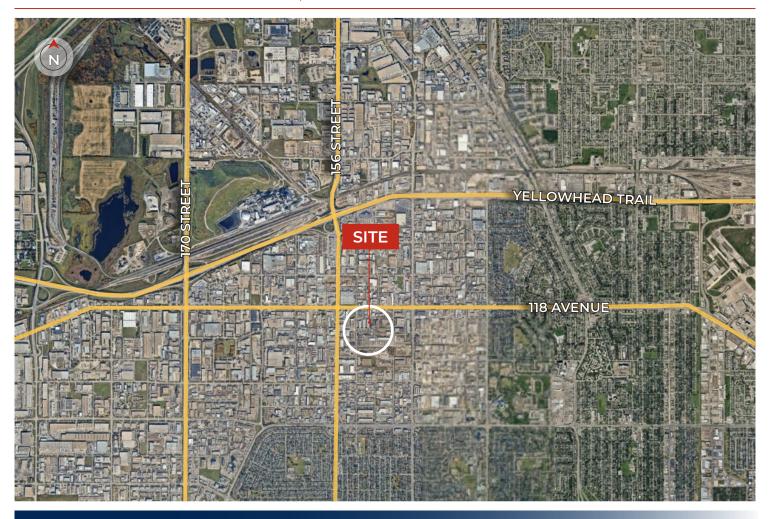
- 6 offices
- Open work space
- · 1 washroom (w/shower)
- Storage mezzanine





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

## **Contact Us For More Information**

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