EXCELL SPECIALTY BUILDING





9516 - 62 AVENUE | EDMONTON, AB | FREESTANDING BUILDING WITH YARD

PROPERTY DESCRIPTION

- Rare small freestanding building with yard
- Currently demised into two 2,000 sq.ft.± bays
- Great owner user opportunity with the ability to lease out half the shop for additional income
- Grade loading
- Just off Argyll Road with easy access to Gateway Blvd & Calgary Trail, and Whitemud Drive

DREW JOSLIN

Associate 780 540 9100 djoslin@naiedmonton.com

RYAN BROWN

Partner 780 964 8624 rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner 780 436 7414 cgriffiths@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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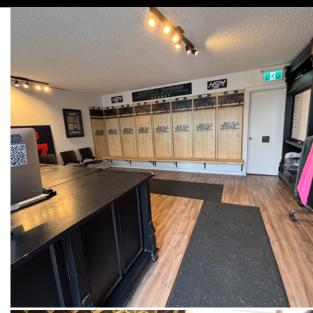
EXCELL SPECIALTY BUILDING



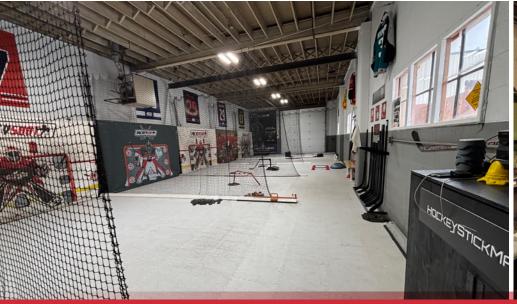
9516 - 62 AVENUE | EDMONTON, AB

ADDITIONAL INFORMATION

SIZE	4,000 sq.ft.±
LEGAL DESCRIPTION	Plan 6228HW Blk 4 Lot 13
ZONING	BE (Business Employment)
AVAILABLE	Negotiable
CEILING HEIGHT	14'
HEATING	Warehouse: Unit heaters Office: Forced air furnace
POWER	3 phase, 220v (TBC)
LOADING	(2) 10'x12' overhead doors
OFFICE SIZE	800 sq.ft.±
SITE/YARD SIZE	9,200 sq.ft.±
DRAINAGE	Floor drains
PROPERTY TAXES	\$24,848.84 (2024)
SALE PRICE	\$1,200,000











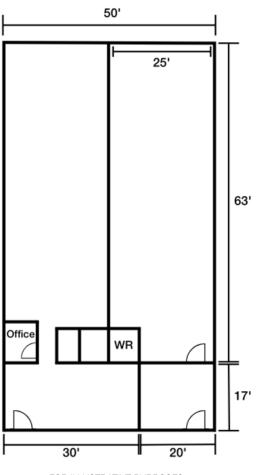




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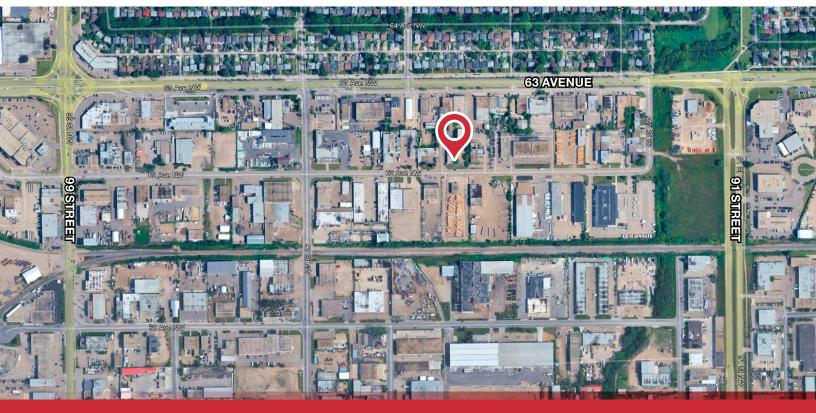














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