



FOR SALE



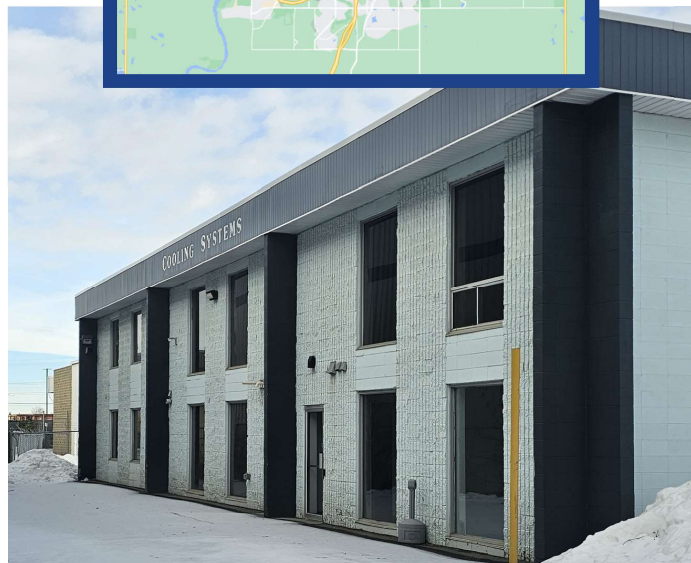
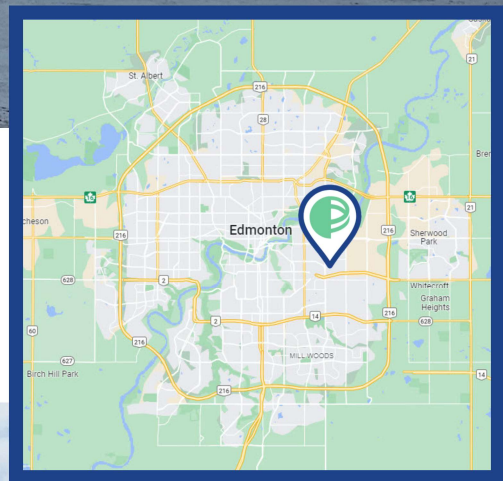
INVESTMENT OPPORTUNITY/ OWNER-USER

4503 Morris Road, Edmonton, AB.

Opportunity Overview:

Flexible Income Potential

- Configured to support multiple tenants, appealing to investors and owner-operators seeking supplemental income
- Medium Industrial zoning, well-suited for: Auto body repair and paint shops, Equipment and vehicle repair, Truck yard operations, Warehouse and distribution users



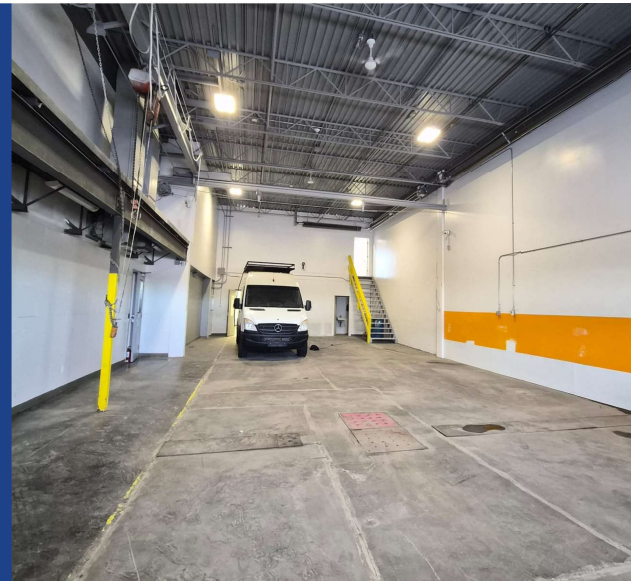
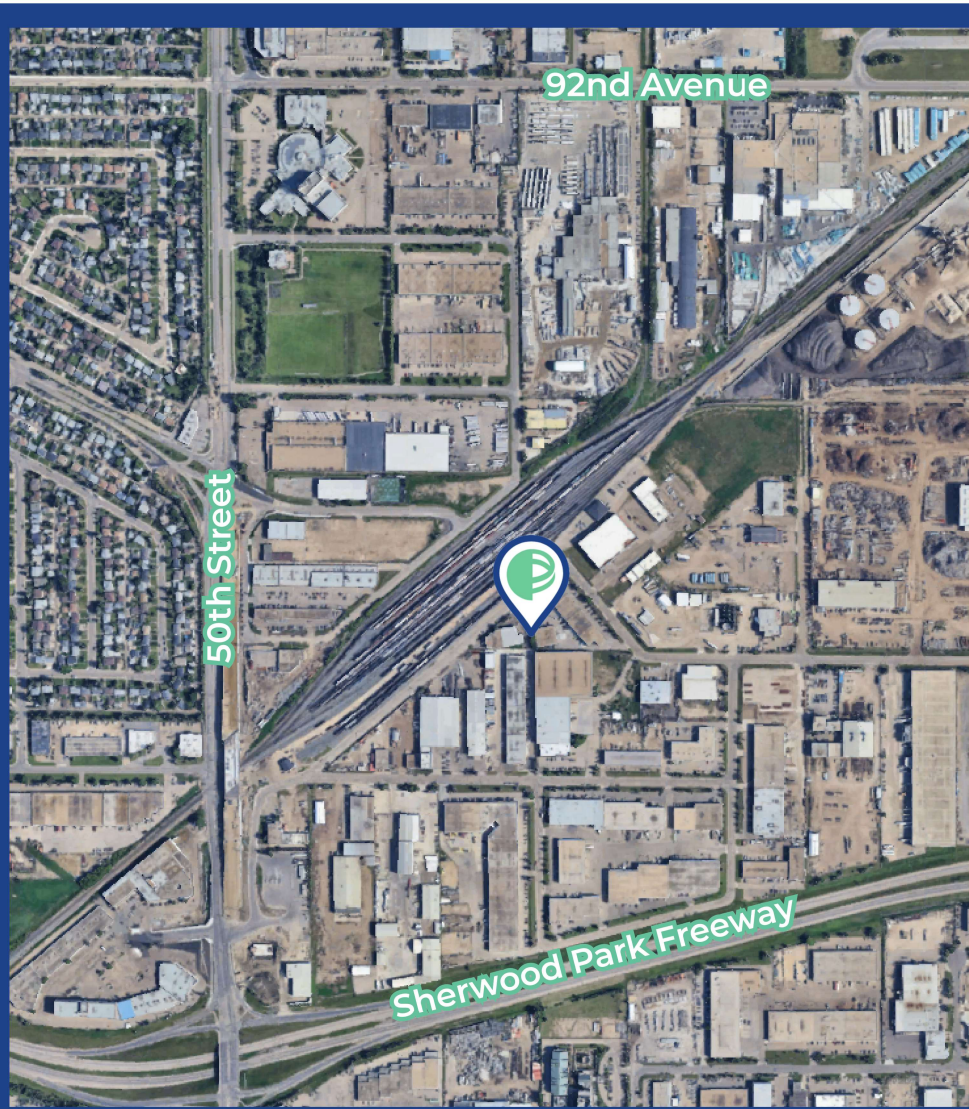
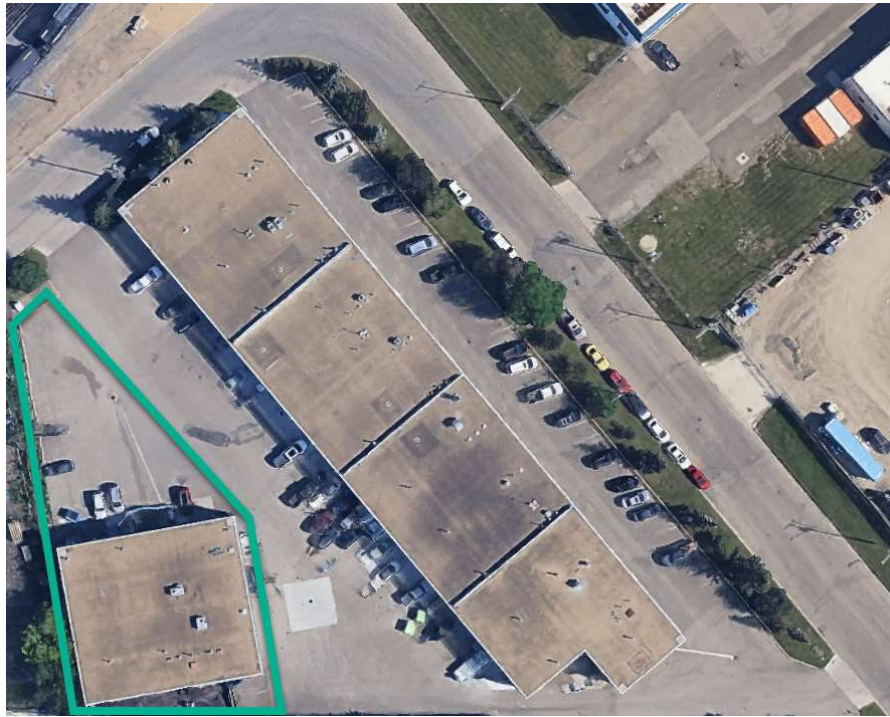
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Location:

A strategically located freestanding industrial building offering exceptional flexibility for owner-users and investors. Comprising 9,632 SF, the property can be demised into two or three units, supporting a range of leasing and ownership.



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PROPERTY DETAILS:

Asking Price	Sale: \$1,775,000
Size	7,232 SF Main Floor Space 2,400 SF Second Floor Space 9,632 SF Total
Zoning	IM - Medium Industrial
Loading	Grade 12' x 14' (2)
Ceiling	18'
Yard	.32 Acres
Power	200 amp, 208 volt, 3 phase
Legal Description	Plan 8122516; Unit 13



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