

FOR SALE

WEST 107 - INDUSTRIAL CONDO UNIT

NAI Commercial



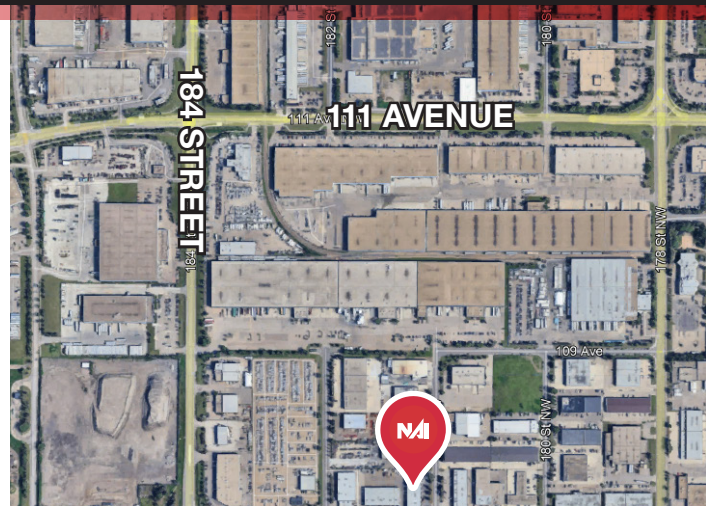
10710 - 181 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 1,736 sq.ft.± main floor + 750 sq.ft.± updated second floor office with bathroom
- Tilt-up concrete panel construction
- Grade level loading door
- 20 ft. ceiling height
- Paved on-site parking
- Nicely updated finishes throughout
- Ideal for owner-user or small business
- Separate entrance to second floor office
- Additional 40' deep Parking spot for Trailer or C-can

DANIEL A. AMERO

Senior Associate
780 436 7415
damero@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	2,486 sq. ft. ± (1,736 sq. ft. main floor 750 sq. ft.± second floor office)
LEGAL DESCRIPTION	Condominium Plan: 8020431, Unit 12
ZONING	IM (Medium Industrial)
YEAR BUILT	1979
CEILING HEIGHT	20 ft.
HEATING	Forced air
POWER	100 amp
PARKING	Paved on-site parking available
LOADING	10'x14' grade level door
OFFICE SIZE	750 sq. ft. second floor office + main floor office area
SITE/YARD SIZE	Part of larger 2.39 acre condo site
CONDO FEES	\$489.93 per month (2026)
SALE PRICE	\$565,000
PROPERTY TAXES	\$11,861.47 (2026)

