



# MIGHTY 5,000 SF WITH FENCED OUTDOOR STORAGE

FOR SALE | 10561 111 STREET, EDMONTON



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# PROPERTY DETAILS

ADDRESS	10561 111 Street, Edmonton	
OCCUPANCY TYPE	Vacant or Investment Option	
SIZE	Warehouse	3,150 SF
	Office	1,850 SF
	Total	5,000 SF
LOT SIZE	0.34 Acres	
ZONING	Direct Control (DC)	
LOADING	(1) 12' x 14' Grade	
POWER	225A / 120V 240V / 3 Phase (TBD)	
CLEAR HEIGHT	16'	
SUMPS	Yes	
AVAILABLE	60 days notice (for Vacant Possession)	
NOI	\$70,860	
PROPERTY TAXES	\$24,451	
OFFERED AT	\$1,025,000	

Best described as mighty. This is a building that every hands-on contractor will covet.

Introducing 5,000 SF of industrial warehouse, centrally located 30 minutes away from almost any part of the city. We won't tell you about the great financing that some banks will give you on a building like this. All you need to know is you'll have good power, a 14 ft overhead door, and fenced storage. Build equity while focusing on driving the top line, and let's get you back to work faster.

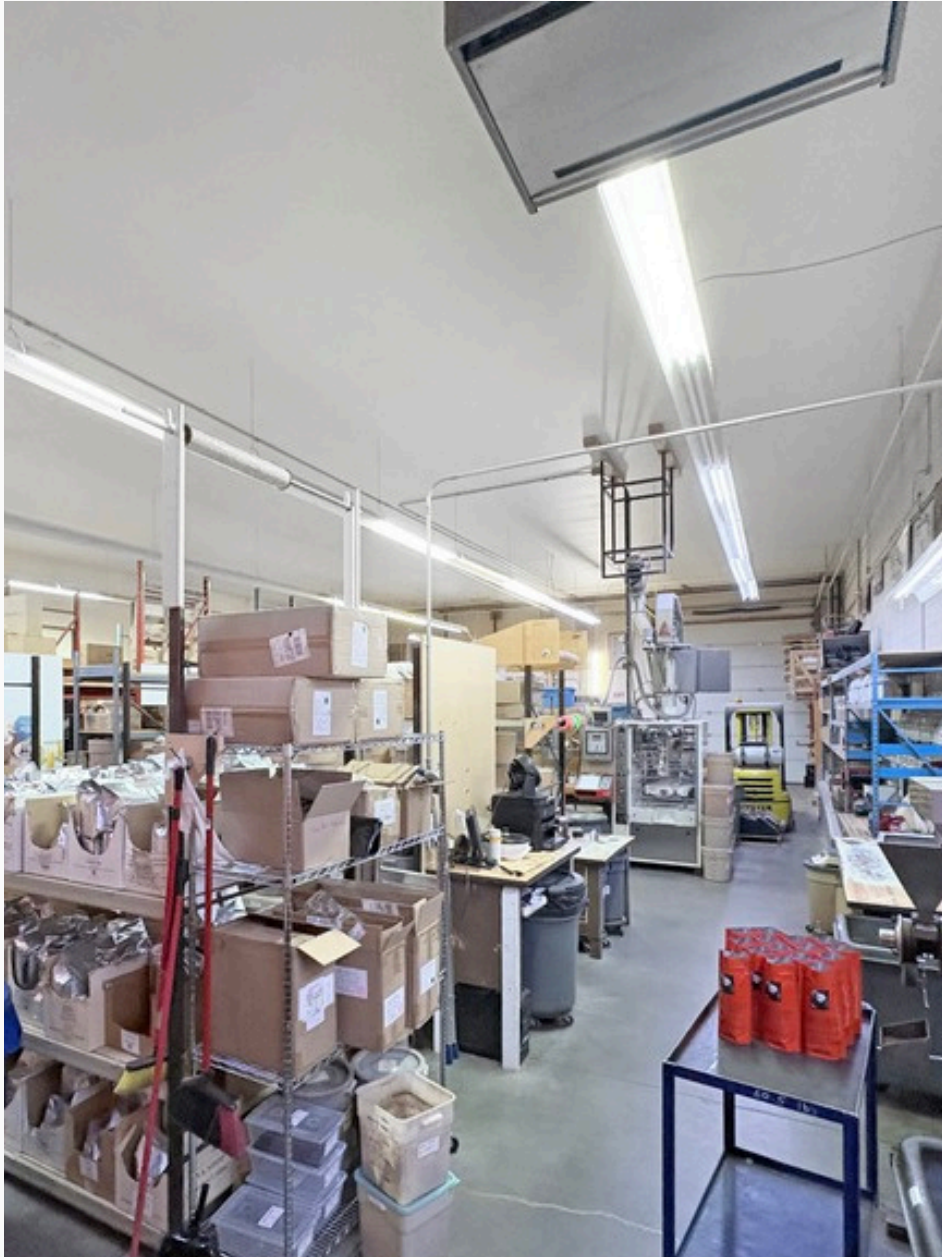
- FEATURES
- Perfect size for contractors
  - Good power
  - Fenced outdoor storage

FEATURING



PERFECT SIZE FOR CONTRACTORS

Big enough to grow into, small enough to manage mortgage payments



PERFECT SIZE FOR CONTRACTORS



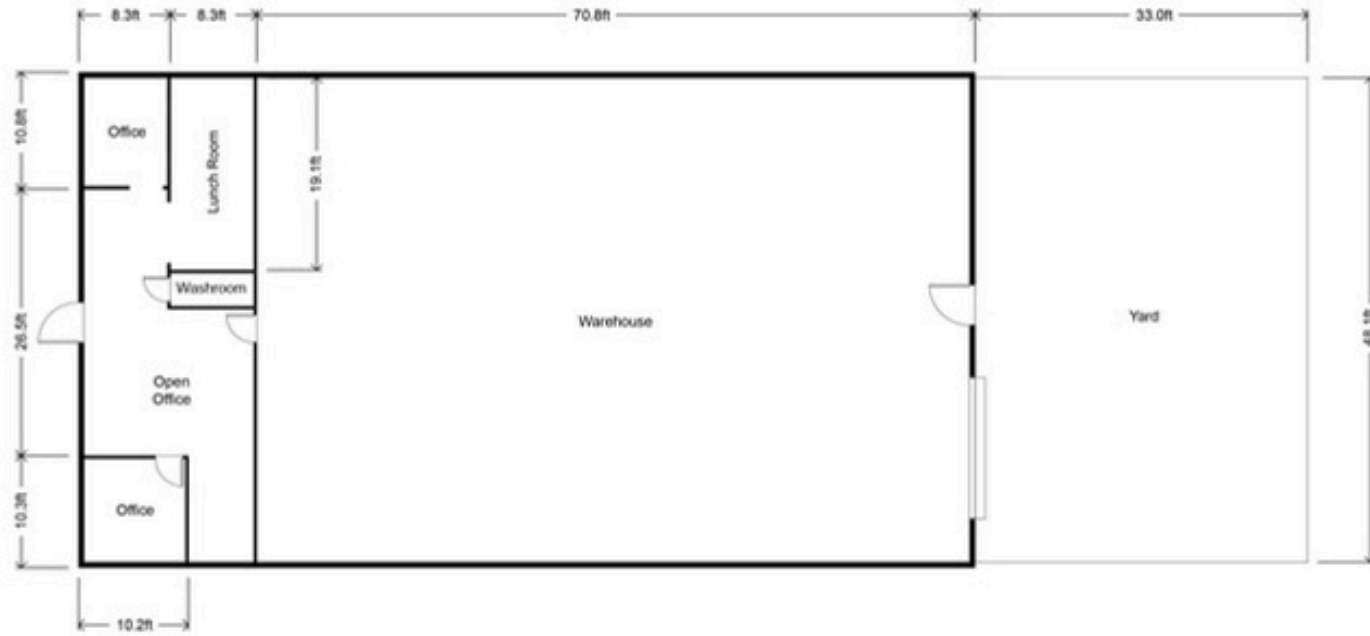
FENCED OUTDOOR STORAGE



OPEN SHOWROOM

FLOOR PLAN

111 Street





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