

# FOR SALE

## OWNER/USER STANDALONE INDUSTRIAL CONDO

**NAI**Commercial



**PRICE  
REDUCED!  
NOW: \$990,000**

**5550 - 53 AVENUE | EDMONTON, AB | INDUSTRIAL CONDO**

### PROPERTY DESCRIPTION

- Freestanding Condo with Drive Through Loading
- Surface parking available
- 400 Amp, 600 Volt, 3 Phase power (TBC)
- Excellent access to 50 Street and Whitemud Drive

### COLTON COLQUHOUN

Associate Broker  
780 830 9120  
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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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### ADDITIONAL INFORMATION

BUILDING SIZE	5,231 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 0940909, Unit 11
NEIGHBOURHOOD	Roper Industrial
YEAR BUILT	2003
AVAILABLE	Immediately
ZONING	BE - Business Employment
CEILING HEIGHT	14' clear
BUILDOUT	1 lunchroom, 1 washroom
CONSTRUCTION	Steel frame and cladding
HEAT	Radiant
DRAINAGE	Trench Drains
LIGHTING	LED interior
LOADING	(2) 10' x 12' Drive through doors (2) 8' x 10' Drive through Doors
POWER	400 Amps, 600 Volts, 3 Phase, 4 Wire (TBC)
ADDITIONAL NOTES	Powered grade doors, ceiling fans, security, wash wands, vacuums
CONDO FEES	\$950/month (2025)
PROPERTY TAXES	\$24,045.68 (2025 estimate)
SALE PRICE	\$1,100,000 <b>\$990,000</b>

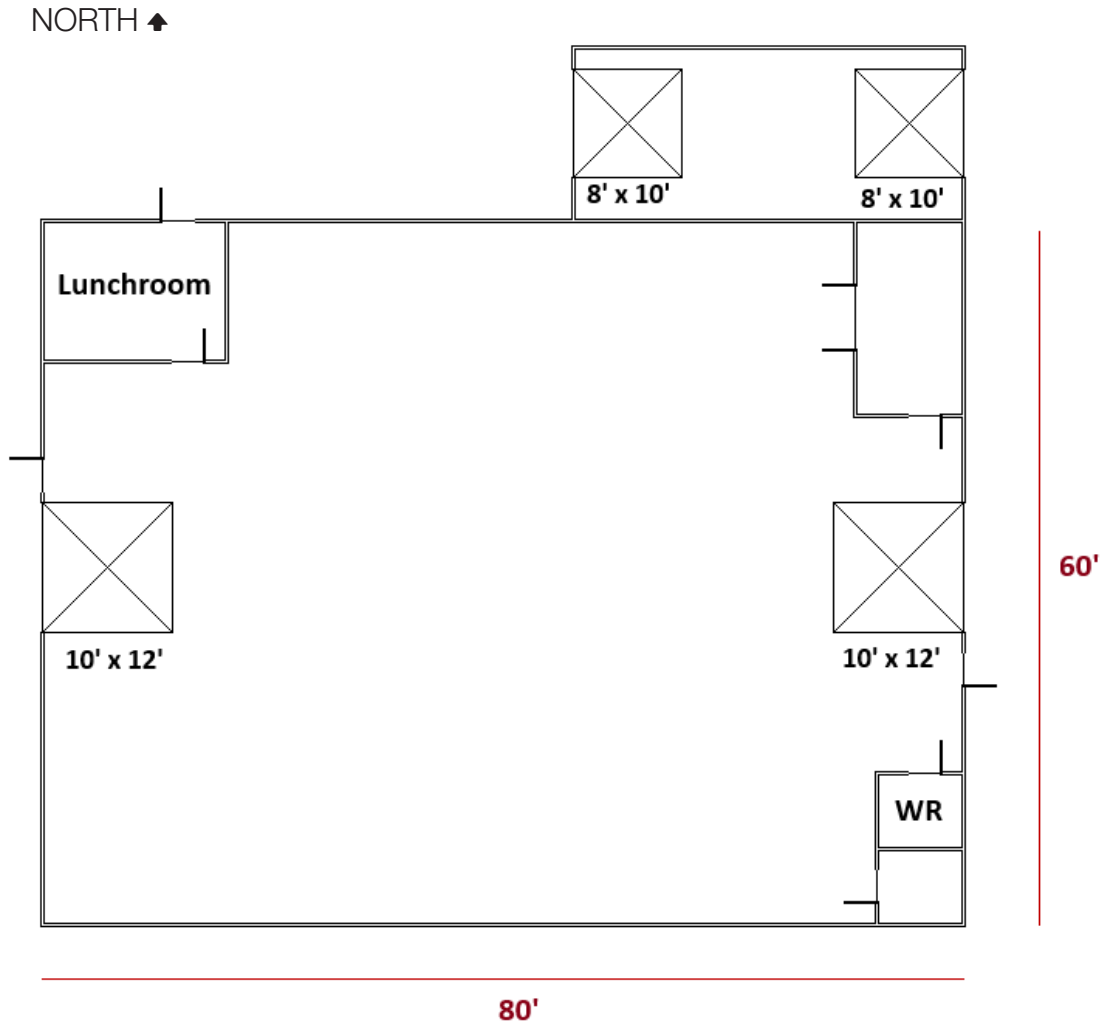


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FLOOR PLAN



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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