

FOR SALE

MAPLE RIDGE INDUSTRIAL

NAI Commercial



1201 - 78 AVENUE | EDMONTON, AB | OWNER/USER/INVESTOR OPPORTUNITY

PROPERTY DESCRIPTION

- 12,325 sq.ft. on 0.8 acres of paved/concreted yard
- Single user or up to 4 individual bays
- 75% leased
- 30% office/70% warehouse (more or less)
- 400 amp/480 volt service
- Fibre optic service
- Four 10'x12' grade loading doors
- Easy access to 17 Street, Anthony Henday Drive, Whitemud Drive and Yellowhead Trail

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NAI COMMERCIAL REAL ESTATE INC.
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780 436 7410



NAIEDMONTON.COM

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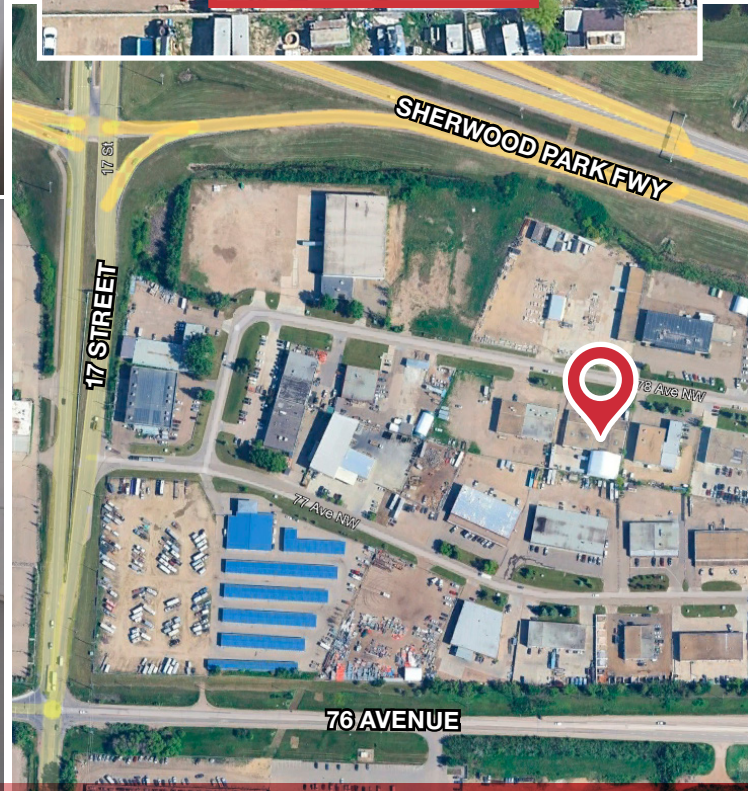
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ADDITIONAL INFORMATION

AREA AVAILABLE	12,325 sq.ft.±
LEGAL DESCRIPTION	Plan: 7820150, Block: 2, Lot: 4
ZONING	BE (Business Employment)
POWER	400 amps/480 volts (TBC)
PROPERTY TAXES	\$48,784.71 (2024)
SALE PRICE	\$2,250,000



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