

**FOR SALE**

**OFFICE/WAREHOUSE**

**NAI Commercial**



**5616-20 - 94A STREET | EDMONTON, AB | OFFICE/WAREHOUSE**

**PROPERTY DESCRIPTION**

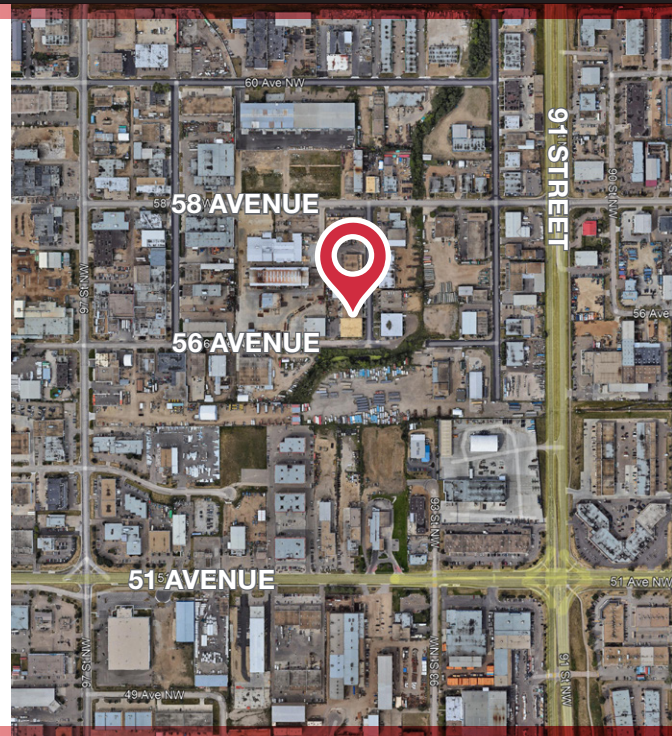
- 9,333 sq.ft.± main floor
- Three 12'x14' overhead grade loading doors
- Sump and drains
- Heavy power
- Approximately 1,440 sq.ft. mezzanine above office
- Small cranes
- 0.48 acres± fenced

**ED STENGER**

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ADDITIONAL INFORMATION

AREA AVAILABLE	Main floor office: 9,333 sq.ft.± Mezzanine: 1,440 sq.ft.± Total: 10,770 sq.ft.± (0.48 acres)
LEGAL DESCRIPTION	Lot 27, Block 5, Plan 234RS
ZONING	IH (Heavy Industrial)
YEAR BUILT	1974
LOADING	(3) 12'x14' grade overhead doors
POWER	3 phase, 400 amp (TBC)
CEILING HEIGHT	15'±
DRAINAGE	Sumps and drains
AVAILABLE	Immediate
SALE PRICE	\$1,550,000
PROPERTY TAXES	\$40,924.28 (2025)
NOTES	3,161 sq.ft. leased. Contact listing agent for details.

