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9608 25 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edmonton, Alberta



Listing ID:
33159


MLS ID:
A2274141

\$10,000,000



 **DRAGIC JANJIC**
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 RE/MAX River City
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 9608 25 Avenue NW, Edmonton , Alberta T6N1J4

Transaction Type For Sale	Days On Market 41	Zoning IM
Subdivision Parsons Industrial	Building Type Manufacturing,Warehouse	Year Built 2000
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8322517	Building Area (Sq. Ft.) 44885.00	Building Area (Sq. M.) 4169.92
Inclusions N/A	Restrictions None Known	Reports Appraisal,Call Lister

Great Investment opportunity in Edmonton to own a freestanding 44500+ square foot building with a leaseback option. Currently occupied and operated by the owner, Bioneutra. The building is currently setup with four labs, office spaces, warehouse/storage areas and processing/tank areas. Land size is 10738 square meters. Location of the building offers very easy accessibility and access to Whitemud, 23 avenue, Anthony Henday...Multiple entry/exit points from the parking lot enable ease of access for semis as well as space to manoeuvre and access the loading area.

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