



For Sale

69th Avenue Building

3908/12 69 Avenue | Edmonton, AB

Investment opportunity

- Heavy power supply and drive-thru
- Good power and yard space available with vacant bay
- Functional, open work bays

For more information contact:

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Bronwyn Scrivens

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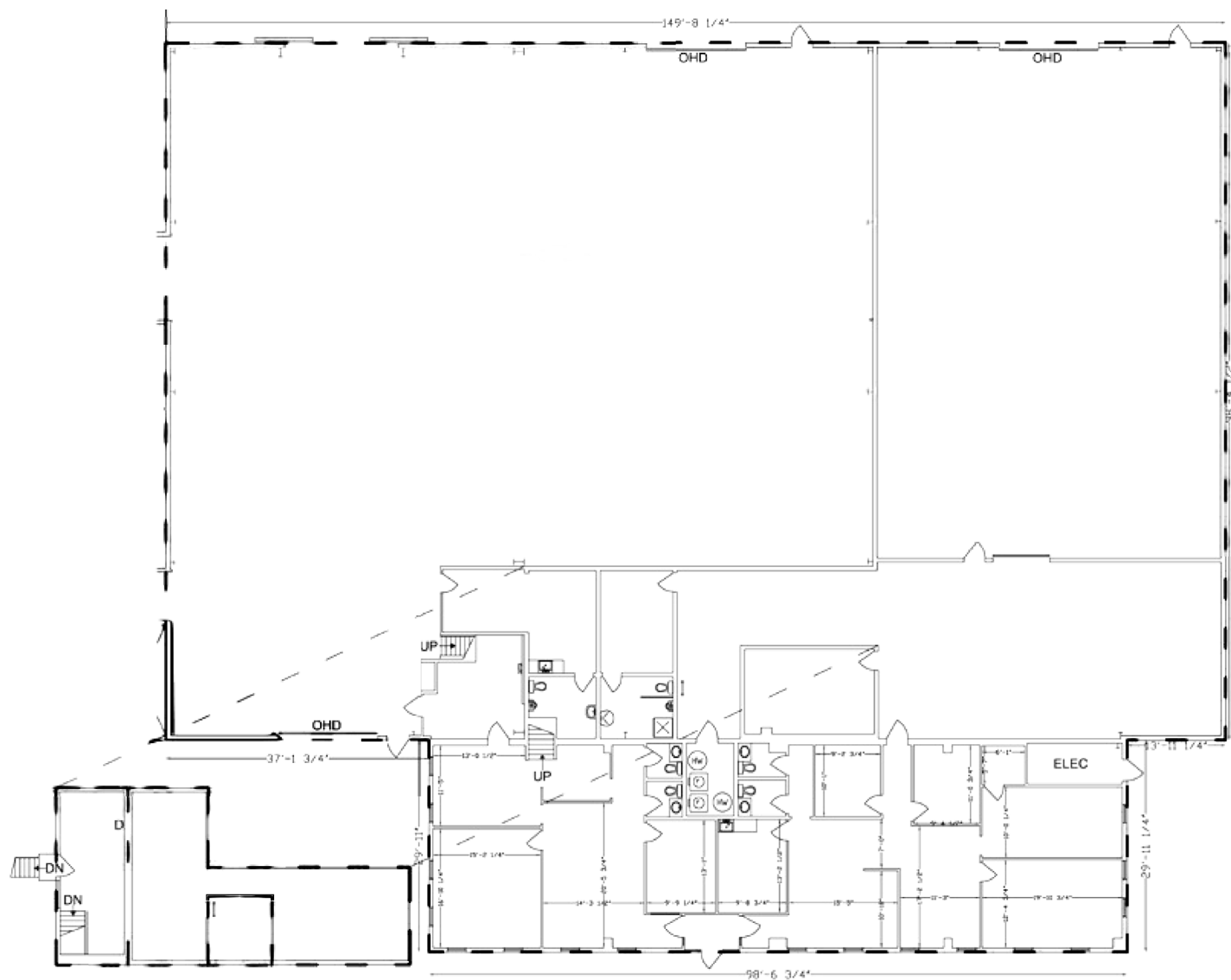
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Property Details

Municipal Address	3908/12 69 Avenue, Edmonton
Legal Description	Plan: 7821234; Block: 13; Lot: 5
Zoning	IH - Heavy Industrial
Total Building Size	17,674 SF
Site Size	1.62 Acres
Site Coverage Ratio	25%
Year Built	1981
Construction	Insulated Metal Panel
Ceiling Height	27' at Peak and 24' at eaves
Heating	Forced air and radiant tube

Lighting	Fluorescent
Sprinklered	No
Loading	(3) 14' x 14' Grade doors & (1) 16' x 16' pass-thru slider
Yard	Partially paved, heavily graveled, and fully fenced
Property Tax (2024)	\$73,435.09
Sale Price	\$2,950,000
Current Income Information	Please contact agent



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