

FOR SALE

Nellawest Building

**6720 Yellowhead Trail
Edmonton, AB**



Western Realty Group

4604 101 Street NW
Edmonton, AB T6E 5G9
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PROPERTY HIGHLIGHTS

- 2,000 SF Finished office space
- Air conditioned main & 2nd floor
- 11,306 SF Showroom space
- Frontage on Yellowhead Trail
- Great exposure

PROPERTY DETAILS

- LEGAL ADDRESS

P: 7521205; B: 23; L: 1

- ZONING

IH Zoned

- SIZE

-13,306 SF total main floor
Office/Showroom

-plus a 1,706 SF mezzanine

- SITE SIZE

0.54 acres

- LOADING

Grade load

- 2025 PROPERTY TAX

\$ 44,938.96

- SALE PRICE

\$ 1,699,000.00

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