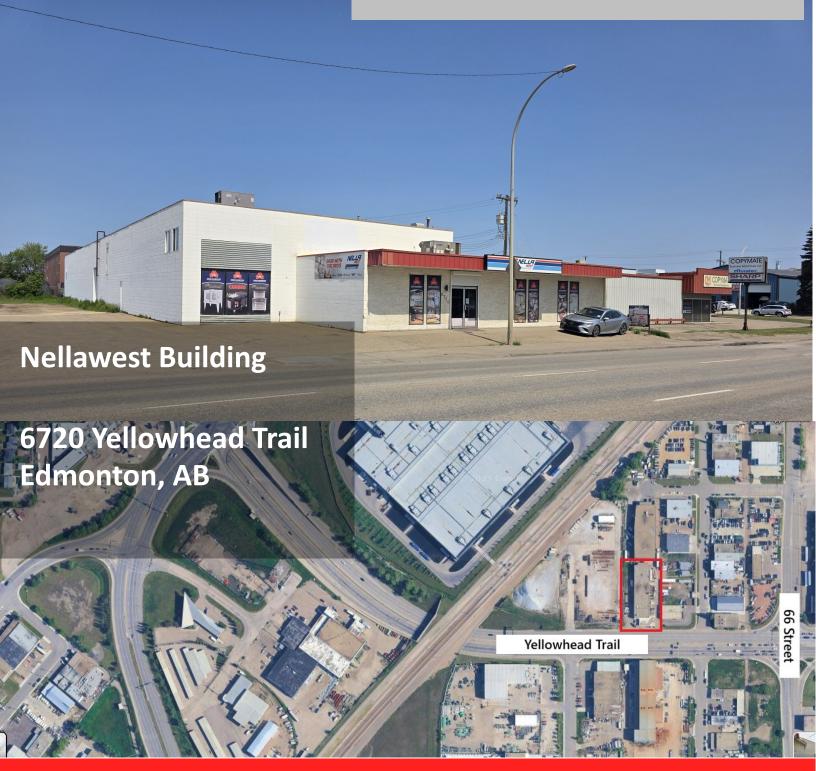


FOR SALE



Western Realty Group

4604 101 Street NW

Edmonton, AB T6E 5G9

realtygr.com

Jordan Gogal

Broker

780.668.4455

jordan@realtygr.com

Barry Gogal

Associate Broker

780.668.5577

western@realtygr.com

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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