



10338 - 59 AVENUE
EDMONTON, ALBERTA

INDUSTRIAL/OFFICE CONDO: 1,948 SQ.FT.±

Property Highlights

- Small industrial/office condo unit for Sale or Lease
 - » Main floor office/warehouse unit (1,948 sq.ft.±)
- Contains 12'x14' grade loading door, double compartment sump, T5H0 lighting, and a unique office/showroom layout to accommodate a wide variety of users
- Property features include fibre optic internet service, common yard area (30'± depth) for warehouse bay, concrete demising walls, and onsite/street parking
- Convenient South central location with easy access to Gateway Blvd, Calgary Trail, Whitemud Drive and Argyll Road/Sherwood Park Freeway

Michael Parsons

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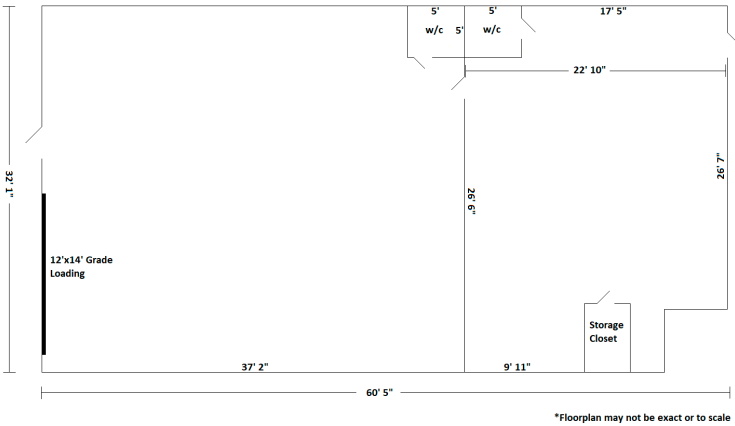
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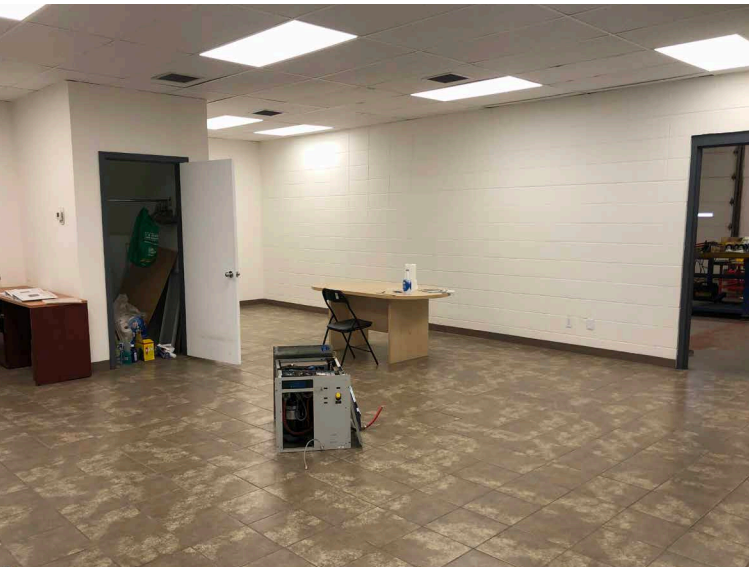
FOR SALE OR LEASE
LAW CONDO COMPLEX
INDUSTRIAL/OFFICE CONDO



*Floorplan may not be exact or to scale

- Size: 1,948 sq.ft.±
- Loading: 12'x14' grade door
- Power: Single phase, 208V, 100 Amp (to be verified)
- Clear Height: 16'± under truss
- Parking: 2 stalls
- Zoning: (IH) Heavy Industrial
- Taxes: \$8,898.81 (2021, City of Edmonton)
- Year Built: 1980
- Legal: Plan 1722227, Unit 2
- **Net Rental Rate:** Market
- **Operating Costs:** \$2.22/sq.ft. (2021 estimate) Includes condo fees, maintenance, admin fees, and building insurance. Plus property taxes at \$4.57/sq.ft.
- **Sale Price:** \$370,120 (\$190/sq.ft.)

Notes: Approximately 1/3 of the space is open office area with a small storage closet. Warehouse has double compartment sump. Two washrooms. T5H0 lighting.



AVAILABLE IMMEDIATELY



NAI Commercial

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