

PRICE REDUCED

FOR SALE

RARE FREESTANDING INDUSTRIAL SHOP

**12219 66 St NW
Edmonton, AB T5B 1K1**

PROPERTY HIGHLIGHTS

- Yard and Garage excellent for a variety of users, must fit under CN - Neighbourhood Commercial Zoning. Vehicle support service is a permitted use
- Two Legal Titles
- Well maintained garage, with drive in overhead door
- Recent upgrades include yard improvements, fencing, and paint

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PROPERTY DETAILS

MUNICIPAL ADDRESS

12219 / 12211 - 66 Street NW,
T5B1K1

LEGAL DESCRIPTION

Plan 5819AA Blk 33 Lot 17

YEAR BUILT

2009

MARKET

Montrose

ZONING

Neighbourhood Commercial (CN)

LEASABLE AREA TOTAL

2,200 SF

LOADING DOORS

Grade (1) 14' x 12'

SALE PRICE

~~\$1,300,000~~
\$1,200,000

TAXES

TBC

AVAILABILITY

Immediate

FORT ROAD

YELLOWHEAD HIGHWAY

66 STREET

WAYNE GRETZKY DRIVE



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