

FOR SALE



STRATA PLACE CONDOS

#105, #110 & #115, 8710 15 Street,
Strathcona County AB



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PROPERTY HIGHLIGHTS

- Industrial warehouse condos with two storey office
- Strategically located within Strathcona County, directly beside Edmonton's Southeast industrial area
- Units can be purchased together or separately
- Dock and grade loading
- Excellent access to Sherwood Park Freeway, Baseline Road & Anthony Henday Drive



PROPERTY DETAILS



Municipal Address	#105, #110 & #115, 8710 15 Street, Strathcona County
Legal Description	Condo Plan: 1023719 units 1, 2 & 3
Zoning	IM - Medium Industrial
Built	2012
Market	Laurin Industrial Park
Leasable Area	1,464 SF - Main Floor Office 1,464 SF - Second Floor Office 7,308 SF - Warehouse 10,236 SF - Total
Power	225 amp, 120/208 volt, 3 phase - TBV
Loading Doors	(3) 14'x16' Grade; (1) 14'x16' Dock
Lighting	High intensity T5
Heating	Radiant tube & in-floor heating
Clear Height	22' clear
A/C	Forced air and A/C in office
Sprinklers	Fully sprinklered throughout
Taxes	\$26,945.00 (2025)

SALE PRICE: \$2,100,000.00

KEEP IN TOUCH



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