

# FOR SALE



# STRATA PLACE CONDOS

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

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

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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

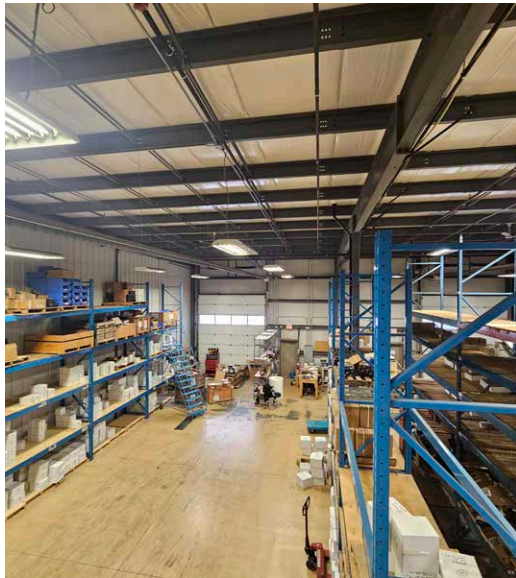




<b>Municipal Address</b>	#105, #110 & #115, 8710 15 Street, Strathcona County
<b>Legal Description</b>	Condo Plan: 1023719 units 1, 2 & 3
<b>Zoning</b>	IM - Medium Industrial
<b>Built</b>	2012
<b>Market</b>	Laurin Industrial Park
<b>Leasable Area</b>	1,464 SF - Main Floor Office 1,464 SF - Second Floor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

**SALE PRICE: \$2,100,000.00**

# PROPERTY DETAILS





# KEEP IN TOUCH



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