

FOR SALE



DRIVE-THROUGH SERVICE FACILITY

17715 116 Avenue,
Edmonton, AB

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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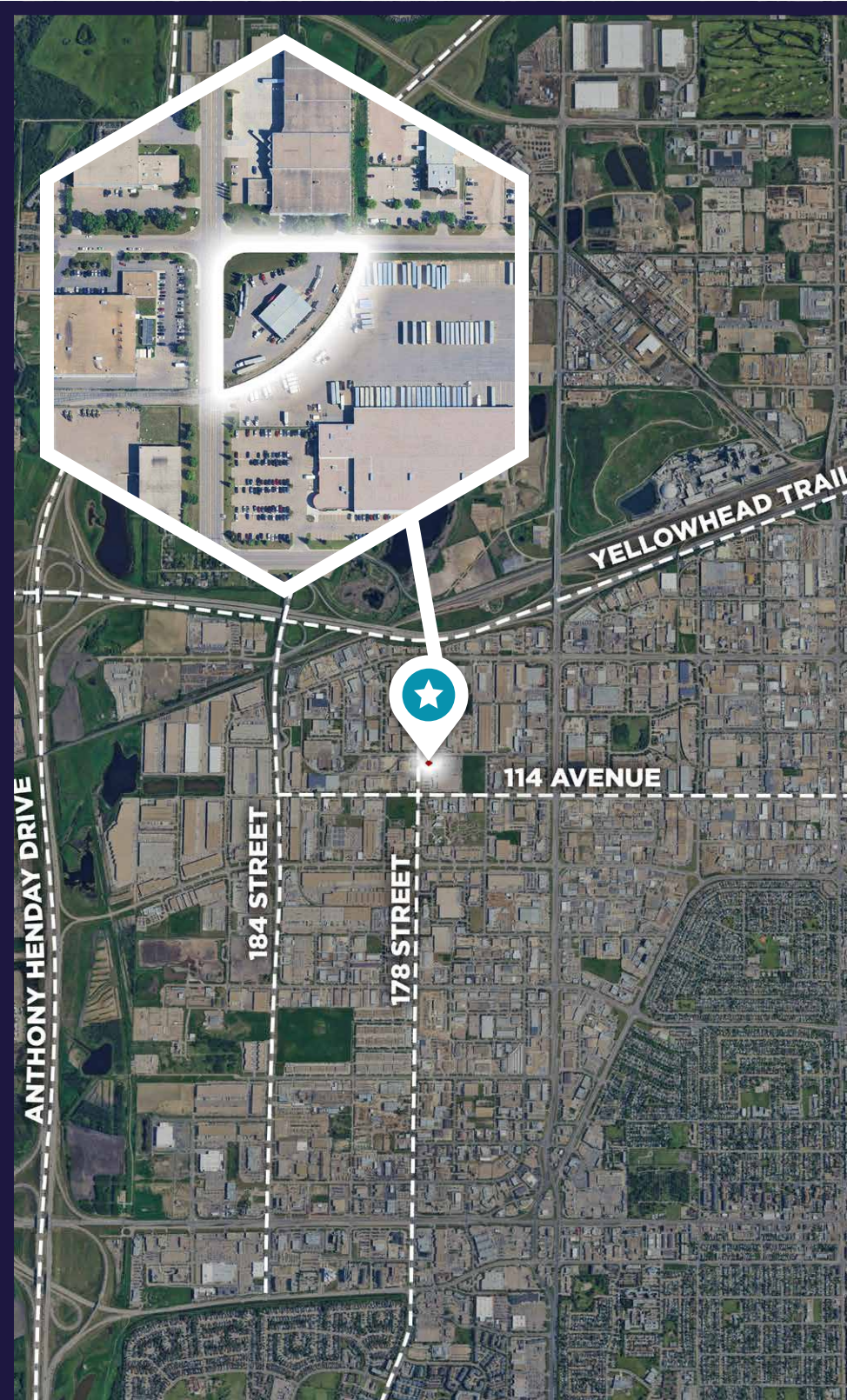
PROPERTY HIGHLIGHTS

Freestanding drive-through service facility with 3 drive-through bays situated on a corner lot with 2 access points. Direct exposure to 178 street.

PROPERTY DETAILS

MUNICIPAL ADDRESS	17715 116 AVENUE, EDMONTON, AB
ZONING	IM - MEDIUM INDUSTRIAL
LEGAL DESCRIPTION	LOT 13, BLOCK 1, PLAN 7921727
BUILDING AGE	2001
LAND SIZE	±1.36 ACRES
LOADING DOORS	GRADE DOORS (6) 14'X16'
CLEAR HEIGHT	18'
BUILDING SIZE	OFFICE AREA: ±2,699 SF WAREHOUSE: ±6,488 SF TOTAL FLOOR AREA: ±9,187 SF
PROPERTY TAX	\$47,624.84

SALE PRICE: \$3,000,000



OVERVIEW



KEEP IN TOUCH

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