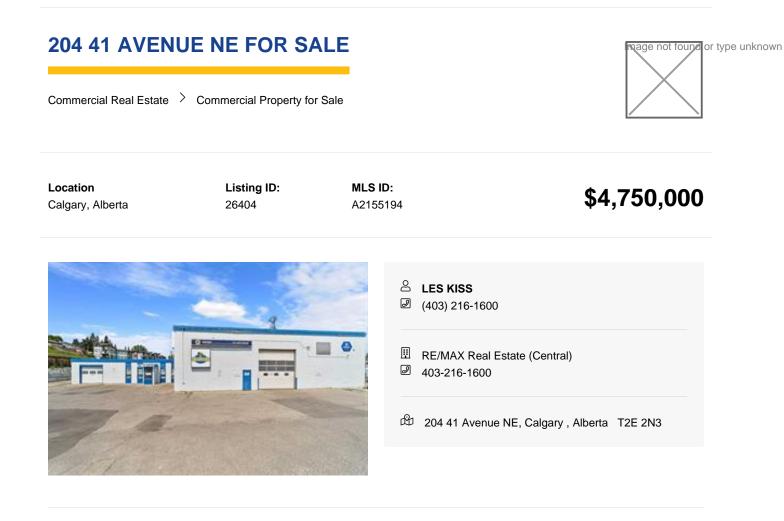


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Transaction Type For Sale

Subdivision Greenview Industrial Park

Structure Type Industrial

Legal Plan 3650JK

Lot Size (Sq. Ft.) 45854

Heating Natural Gas Days On Market 23

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 11195.00

Lot Size (Acres) 1.05

Inclusions NONE **Zoning** I-R

Year Built 1967

Property Sub Type Industrial

Building Area (Sq. M.) 1040.04

Foundation Slab

Restrictions Airspace Restriction

Reports

Aerial Photos, Building Plans, Floor Plans, Site Plans, Title

GREENVIEW INDUSTRIAL DISTRICT. INDUSTRIAL BUILDING 11,195 SQ/FT ON 1.05 ACRES. ZONED I-R(INDUSTRIAL REDEVELOPMENT). CINDERBLOCK AND WOOD FRAMED ADDITION. CORNER PARCEL (4 LOTS). CEILING HEIGHT IN WAREHOUSE IS 18' TO UNDERSIDE OF THE JOISTS. A TOTAL OF 6 OVERHEAD DOORS, 2- 14 FT OVERHEAD DRIVE-IN, 1-8 FT OVERHEAD ACCESS TO THE SHOWROOM, 1-8 FT OVERHEAD DELIVERY DOOR, 1-8 FT OVERHEAD OFF MAIN WAREHOUSE, 1-12 FT OVERHEAD DOOR FOR DRIVE-IN ACCESS TO NORTH ADDITION. THE SHOP IS 15'7 " X 39' CURRENT USE IS AUTOMOTIVE REPAIR. WELL LOCATED BUILDING WITH HIGH EXPOSURE AND BETWEEN CENTRE STREET AND EDMONTON TRAIL.

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