



GRASSROOTS
REALTY GROUP

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**5703 72A Avenue
Edmonton, Alberta**

MLS # A2122211

\$11,900,000



Division: Davies Industrial East

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 45,000 sq.ft.

Zoning: IL

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Class "A" industrial building with concrete fenced yard and ample employee parking Two floors of high-quality office build out with an abundance of natural light Clean shop with four grade loading doors and four 5-ton overhead bridge cranes Fenced and gated heavy duty concrete yard Fibre Optic capable Rooftop HVAC for office supported by boiler system, with radiant tube heating in shop Office and yard area lease expires January 31st, 2025 Shop/warehouse and secured yard area available immediately