



GRASSROOTS
REALTY GROUP

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**504 65 Avenue NW
Edmonton, Alberta**

MLS # A2150064



\$2,500,000

Division: Maple Ridge Industrial

Lot Size: 2.99 Acres

Lot Feat: Level, See Remarks, Treed

By Town: -

LLD: -

Zoning: DC1

Water: -

Sewer: -

Utilities: -

Prime Industrial Property in Maple Ridge Situated on approximately 3 acres in the Maple Ridge Industrial area, this property offers unparalleled access and convenience. The site is situated on a loop which allows two entry/exit gates, enabling efficient drive-through capabilities for seamless operations. Renovated Office Building • Modern Facilities: Recently renovated, the office building includes multiple offices, staff area, kitchen, and two washrooms, ensuring comfort and convenience for you and your team. • Secure Parking: Dedicated and fenced employee parking provides security and ease of access. Strategic Location • Excellent Connectivity: The property boasts easy access to major highways, including Anthony Henday Drive, Whitemud Drive, Sherwood Park Freeway, and 17 Street, facilitating smooth logistics and transportation. Versatile Garage Space • Ample Storage: Attached to the office building is an approximately (23x44) 1,000 sq. ft. recently painted garage, equipped with heating for all your storage needs. • Additional Parking: The large outside garage pad can accommodate up to 4 vehicles, providing extra parking for owners and employees. Income-Generating Potential • Current Revenue: The property currently rents out 15-20 semi-truck parking spaces on a month-to-month basis, offering additional income. • Expansion Opportunity: With the capacity to park 50-70 semi-trucks on site, there is significant potential for increased revenue. This property is ideal for businesses or owner/user seeking a well-connected, versatile, and income-generating industrial space. Don't miss the opportunity to capitalize on this prime location.