



GRASSROOTS
REALTY GROUP

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6, 9231 50 Street NW
Edmonton, Alberta

MLS # A2156257



\$1,100,000

Division: Eastgate Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,905 sq.ft.

Zoning: BE - Business Employment

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Call seller directly

Click brochure link for more details** Small Bay Industrial Building. 5,748 SF vacant building demised into three units with front-loading amenities. Concrete floor, steel-framed support structure, slopped steel & tin roof, metal cladding exterior finishing. Boiler and various forced air furnaces for increased air handling capacity. Features a 23-foot interior clearance ceiling, upgraded LED lighting, and HVAC systems equipped with boilers and forced air furnaces. BE - Business Employment, allowing for a wide range of industrial and retail uses. This flexibility attracts diverse tenants and aligns with previous IB zoning standards. Located in Eastgate Business Park on 50 Street NW, a bustling industrial-retail hub with significant traffic flow of 22,100 vehicles daily. Conveniently in close proximity to Whitemud Drive, Gateway Boulevard, and the Anthony Henday, offering quick access via short driving distances.