



**5703 72A Avenue NW
Edmonton, Alberta**

MLS # A2164170



\$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: BE

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 150 parking stalls. Two floors of high-quality office build out with an abundance of natural light. Immaculate shop with four grade loading doors and four 5-Ton bridge cranes. Fenced and gated heavy duty paved yard. Heavy power with 1,200 Amp service. Rooftop HVAC supported by boiler system, with radiant tube heating in shop.