



**GRASSROOTS**  
REALTY GROUP

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**22904 110 Avenue NW  
Edmonton, Alberta**

**MLS # A2181377**



**\$1,350,000**

**Division:** Winterburn Industrial West

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,938 sq.ft.

**Zoning:** IM

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Cistern

**Sewer:** Holding Tank

**Inclusions:** Washer , Dryer, Air Compressor

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.28 Acres

**Lot Feat:** -

2937 Sq ft Building on 1.28 acres in Winterburn. Additional 440 sq. ft. Mezzanine for addition offices or board room. 3 over head doors and additional storage buildings . Land is compacted gravel, fully fenced and gated. Great opportunity for trucking Companies, manufacturers and more.