



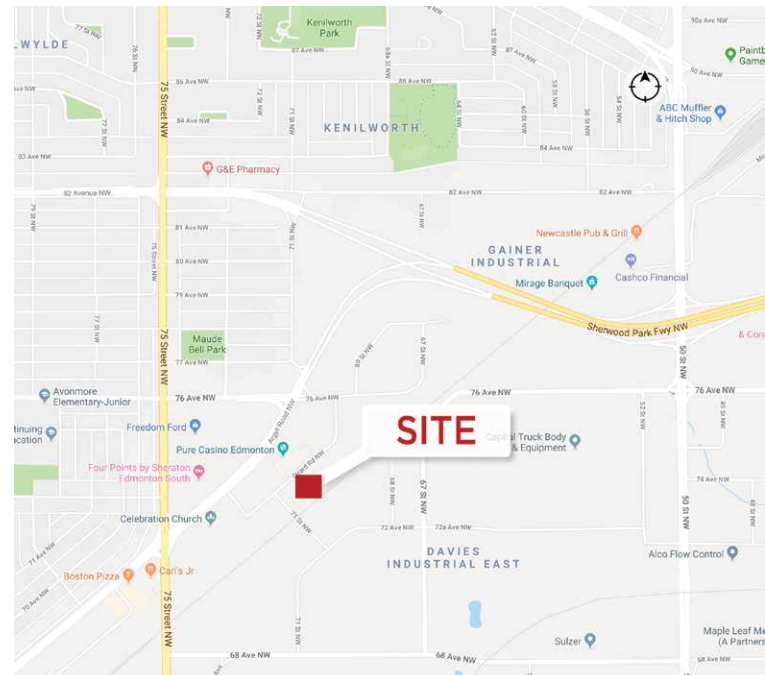
RECEIVERSHIP SALE

REDUCED PRICE

±22,756 SF Building on 0.81 Acres
Available Immediately For Sale

Property Highlights

- Great location with close proximity to 75th street, Sherwood Park Freeway, and 5 minutes to the Anthony Henday freeway
- Corner location with excellent curb appeal and multiple entrances into the property
- Concrete block construction with ramped to grade loading and multiple dock loading doors
- Additional features include, upgraded power and a paved and secured yard area



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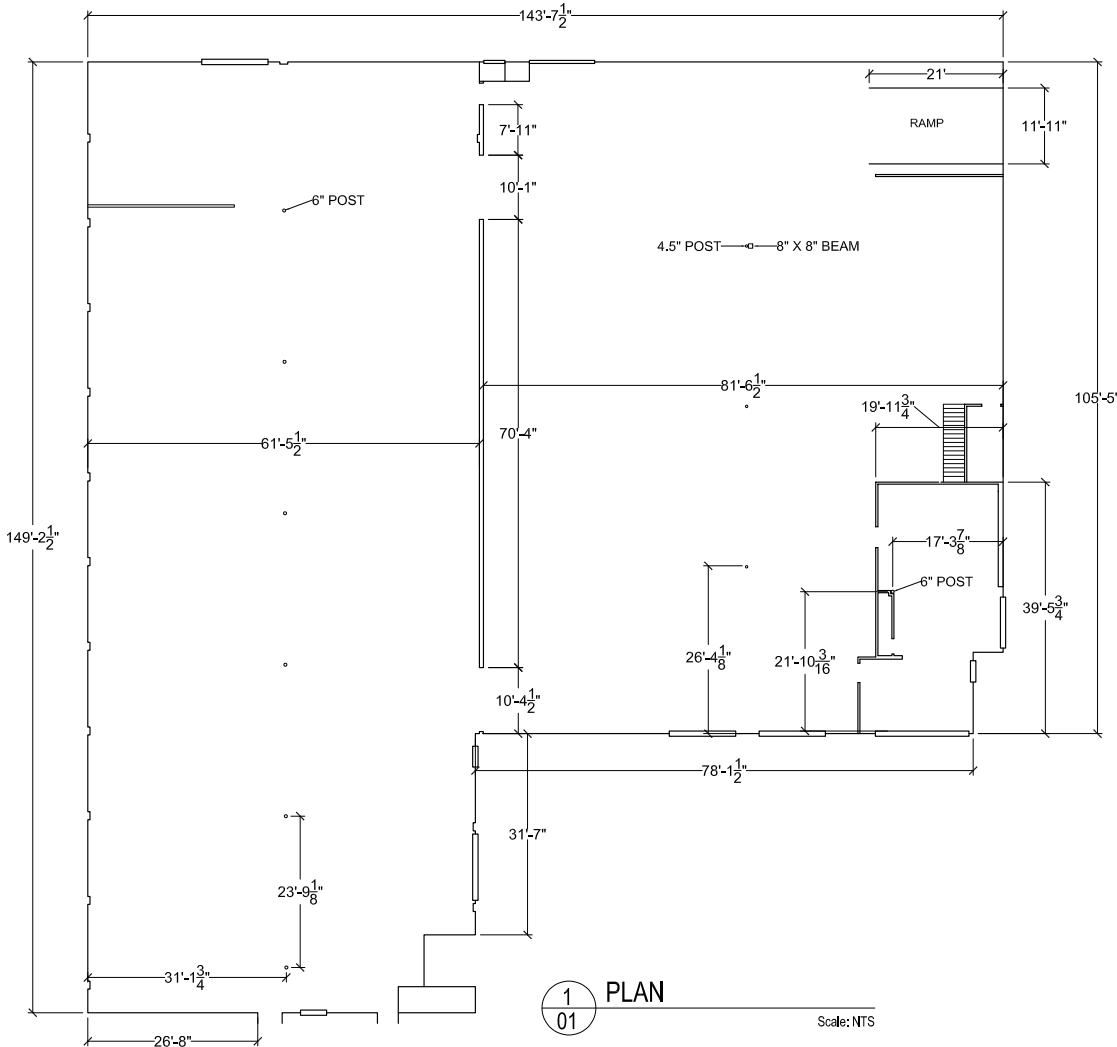
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Municipal Address:	7035 Girard Road, Edmonton
Legal Description:	Plan 4626NY, Block 1, Lot 10R
Building Size:	±22,756 SF
Site Size:	0.81 acres
Year Built:	1980
Zoning:	IM - Medium Industrial
Ceiling Height:	±20'

Loading Doors:	One (1) 16' x 12' grade door Five (5) 8' x 10' dock door
Warehouse Heating:	Radiant
Lighting:	LED
Power:	600 Amp, 240 Volt, 3 Phase (TBC)
Taxes:	\$49,630.53 (2018)
Sale Price:	\$2,650,000.00 \$2,388,000.00

Shop Layout - Main Floor



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Aerial



Front Entrance



Showroom



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Property Photo



Warehouse Photos



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