



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9608 25 Avenue NW
Edmonton, Alberta

MLS # A2274141



\$10,000,000

Division: Parsons Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 44,885 sq.ft.

Zoning: IM

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Great Investment opportunity in Edmonton to own a freestanding 44500+ square foot building with a leaseback option. Currently occupied and operated by the owner, Bioneutra. The building is currently setup with four labs, office spaces, warehouse/storage areas and processing/tank areas. Land size is 10738 square meters. Location of the building offers very easy accessibility and access to Whitemud, 23 avenue, Anthony Henday...Multiple entry/exit points from the parking lot enable ease of access for semis as well as space to manoeuvre and access the loading area.