



GRASSROOTS
REALTY GROUP

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14230 115 Avenue NW
Edmonton, Alberta

MLS # A2338007



\$1,700,000

Division: Huff Bremner Estate Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,100 sq.ft.

Zoning: IM

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.29 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Turn-Key Auto Body Shop/Building located on 142 Street in a High-Traffic, High-Exposure area, with over 20,000 vehicles passing by this intersection daily! This 7,100 sq. ft. facility sits on an 80' x 156' lot and is fully equipped for an established auto body, automotive, or vehicle-related business. The property features 5 bay doors, a spacious front reception area and offices, down-draft paint booth with rooftop air make-up unit and air filtration system, Rotary high-performance screw compressor with an additional 120-gallon holding tank, in-floor anchor pots, solvent cleaning unit, washer and dryer, staff room, and 2 bathrooms. The building offers excellent functionality and may also be well suited for a variety of commercial, fabrication, furniture design, and light manufacturing uses. An Excellent Opportunity to acquire a well-equipped, turn-key facility in a highly visible and strategically located area.