



GRASSROOTS
REALTY GROUP

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14650 115 Avenue NW
Edmonton, Alberta

MLS # A2352810

\$990,000

Division: Huff Bremner Estate Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,614 sq.ft.

Zoning: IM

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: Brick

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Excellent opportunity to own a 5,614 SF industrial condominium with a rare 3,750 SF fenced and gated yard in Edmonton's desirable Huff Bremner Estate. This versatile property offers a functional combination of office, showroom, and warehouse space, ideal for contractors, construction companies, trades, and various industrial users. Features include multiple private offices, reception area, boardroom, kitchenette, and a double-bay warehouse with one dock loading door and approximately 10-foot clear height. The secure yard provides valuable outdoor storage, a highly sought-after feature that is increasingly difficult to find. IM zoning and convenient access to 149 Street and Yellowhead Trail make this an excellent opportunity for an owner-user looking to grow their business while building equity.