

780-832-5880

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9608 25 Avenue NW Edmonton, Alberta

Floors:

Roof:

Water:

Sewer:

MLS # A2274141



\$10,000,000

Industrial

Parsons Industrial

Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 44,885 sq.ft. Zoning: Addl. Cost: **Heating: Based on Year: Utilities: Exterior:** Parking: Lot Size: Lot Feat: Inclusions: N/A

Division:

Bus. Type:

Type:

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.