

6810 50 Street  
Edmonton, Alberta

MLS # A2156251

## \$18,500,000



<b>Division:</b>	Roper Industrial
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	57,221 sq.ft.
<b>Zoning:</b>	BE - Business Employment

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call seller directly

Click brochure link for more details\*\* The Action Flooring Building is a small bay mixed-use property with 57,221 square feet of leasable area on a 4.22 acre site. This opportunity is ideal for a business seeking to occupy the building. It contains office, retail showroom, and warehouse space with 10 loading doors. There are approximately 1.64 acres of excess land on the north side of the site ideally positioned for an expansion, parking lot, or future development. The Property is 14.4% occupied by tenants, with the other 85.6% ready for an owner-user who will benefit from the in-place income. The Property is located on the northwest corner of 68th Avenue and 50th Street, a high traffic intersection travelled by 29,200 vehicles per day. Situated in the Roper Industrial node, the Property is only 2km from Whitemud Drive (Highway 14) and 6km from Anthony Henday Drive.