$676,000 - 14177 162 Avenue, Edmonton

MLS® #E4432086

$676,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Rampart Industrial, Edmonton, AB

This prime commercial space offers an exceptional opportunity in a highly accessible location with quick and convenient access to St. Albert Trail, Anthony Henday Drive, and Yellowhead Trail. Spanning over 3,200 square feet across two levels, the unit is currently in shell condition and features a washroom rough-in, HVAC system, and radiant heat. A separate entrance to the second floor allows for flexible use, including the potential for multi-tenant occupancy or distinct operational areas. The property is equipped with multiple voltage 3-phase power, accommodating a variety of business needs. Zoned BE (Business Employment Zone), this space supports a wide range of permitted uses such as indoor storage, retail stores, fitness facilities, indoor playgrounds, warehouses, laboratories, and professional offices. Available for sale or lease, this versatile space is ready to be customized to suit your business vision. Seller FINANCING available.

Built in 2015

Essential Information

MLS® #	E4432086
Price	$676,000
Bathrooms	0.00
Acres	0.00

Year Built	2015
Type	Industrial
Status	Active

Community Information

Address	14177 162 Avenue
Area	Edmonton
Subdivision	Rampart Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M7

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	April 21st, 2025
Days on Market	111
Zoning	Zone 40