

Price Reduced!



2,600 sf of Office/Warehouse with Yard

- Newly renovated roof, fenced and gated yard (partial concrete, partial gravel)
- Building features two offices, reception area, showroom, boardroom and two washrooms
- Warehouse consists of a wooden mezzanine with lunchroom, washroom and one office
- Radiant tube heating, ceiling fans and dual compartment sump in warehouse
- Conveniently located near Sir Winston Churchill Ave, St. Albert Trail, Levasseur Road with quick access to Anthony Henday Drive

Get more information

Grant Ranslam

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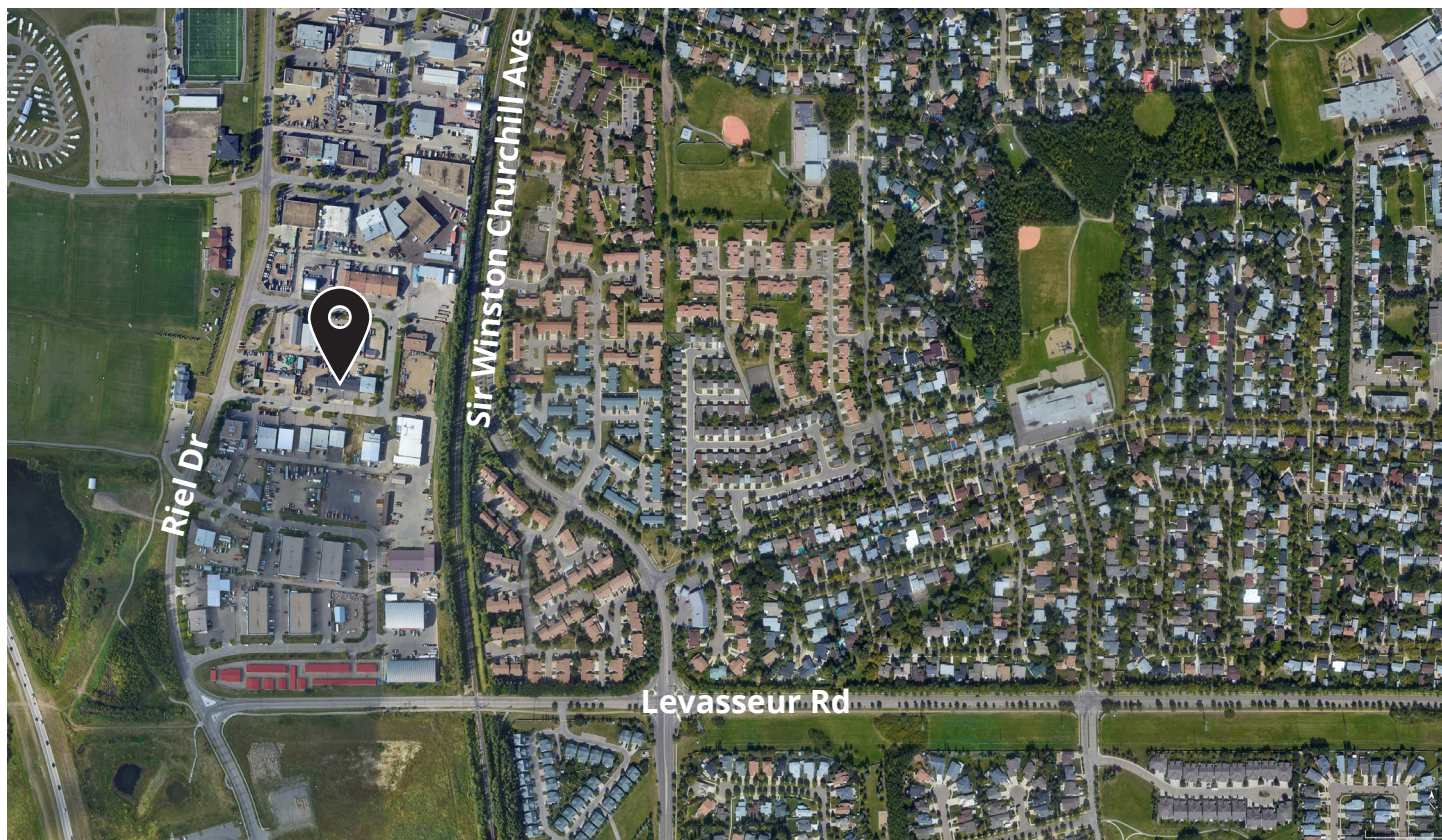
For Sale

12 Rowland Crescent, St. Albert, Alberta

Offering Summary

Legal Description:	Plan 7922564 Block 4 Lot 10
Site Size:	~.25 acres
Building Size:	2,600 sf
Loading:	2- Grade 14'x 12'
Power:	TBD
Property Taxes:	\$6,468.41
Parking:	6 stalls
Available:	Immediately: with current Tenant in place June 2022: when vacant

Sale Price: ~~\$900,000~~
\$850,000



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