\$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.



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 9

Zoning Zone 40

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Listing information last updated on April 30th, 2025 at 8:32am MDT