



Krozelle Warehouse Condo

5303 - 5315 - 97 Street
Edmonton, Alberta

- Bay of 2,400 sq ft available
- Mix of immediate vacancy & Investment Opportunity
- Excellent Access and Exposure to 97th Street, 51st Avenue and Calgary Trail
- Recently Renovated Flex Industrial Bays:
 - New Roof
 - New Fascia
 - New Mechanical
 - New Doors
 - New Lighting

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**PROPERTY DESCRIPTION**

Address:	5303-5315 -97 Street
Zoning:	IM (being changed to IB)
Total Building:	17,600 sq ft Front Building
Available:	Bay of 2, 400 sq ft
Ceiling Height:	14' Clear (Front Building)
Lighting:	Mix of Fluorescent and T5
Power:	3 phase-100 Amps Per Bay
Loading:	1 Grade per bay
Price:	\$480,000 (Interior bays)

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