

\$676,000 - 14177 162 Avenue, Edmonton

MLS® #E4432086

\$676,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

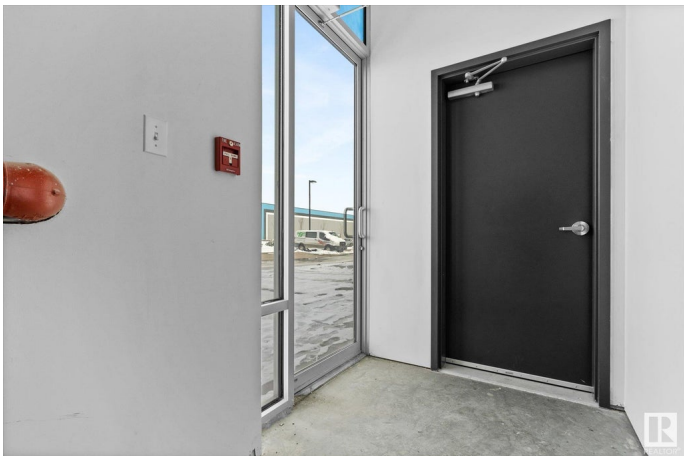
Rampart Industrial, Edmonton, AB

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.

Built in 2015

Essential Information

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|-----------|-----------|
| 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 | 7 |
| Zoning | Zone 40 |

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Listing information last updated on April 28th, 2025 at 6:02pm MDT