



**RECEIVERSHIP SALE** | 7105 - GIRARD ROAD, EDMONTON | AB

## 21,600 SF Office / Warehouse Building

- Freestanding office / warehouse building on 0.75 acres (57% site coverage)
- Immediate access to 75th Street and Argyll Road
- Excellent location providing easy access to major routes such as: Anthony Henday Drive, Whitemud Drive, Sherwood Park Fwy and Yellowhead Trail / Highway 16
- 16,200 SF of open warehouse / storage area featuring multiple loading bays
- Vendor completing Phase I ESA and Building Condition Assessment

### Contact Us:

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**Sale Price:**

**\$2,000,000**  
(\$92.59 PSF)

#### **Colliers Macaulay Nicolls Inc.**

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# Property Details

Civic Address	7105 Girard Road
Legal Address	Plan: 8822881, Block: 3; Lot: 14
Building Area	2,700 SF main floor office 2,700 SF 2nd floor office 16,200 SF <a href="#">warehouse</a> 21,600 SF Total
Site Size	0.75 acres
Loading	(3) 8' x 10' dock loading (1) 8' x 10' ramped to grade
Clear Height	18'
Lighting	Fluorescent
Heating	Warehouse: Radiant Tube Offices: Forced Air
Year Built	1971 (cold storage 2010)
Additional Features	Warehouse Mezzanine Storage: 1,550 SF Cold Storage: 1,800 SF
Yard	Fenced (paved)
Zoning:	IM - Medium Industrial
Available	Immediate
Sale Price	\$2,000,000 (\$92.59 PSF)







**7105 GIRARD ROAD**  
EDMONTON ALBERTA

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