# \$825,000 - 14185 162 Avenue, Edmonton

MLS® #E4419489

### \$825,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Rampart Industrial, Edmonton, AB

This office/warehouse condo, located in Northwest Edmonton, offers a prime opportunity for businesses seeking easy access and functional space. With quick connections to Anthony Henday Drive, St. Albert Trail, and Yellowhead Trail, this unit provides 4600 sq. ft. of versatile space, including a second-floor concrete mezzanine. Each bay is equipped with radiant heating, sumps, and 125-200 amp, 120/208 volt, 3-phase power, making it ideal for a range of business needs. The 25' clear ceiling height and 14x16 grade loading doors provide ample space for high-stacking and efficient operations. Whether you're looking for storage, distribution, or light manufacturing space, this unit's combination of office and warehouse functionality makes it a perfect choice for growing businesses.



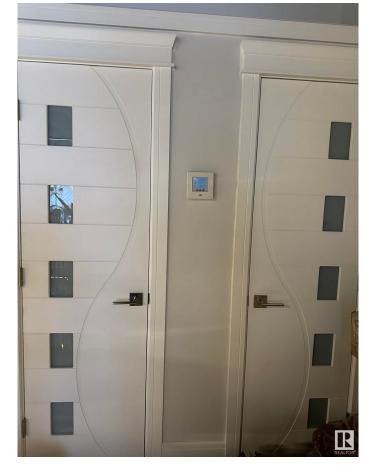
## **Essential Information**

MLS® # E4419489 Price \$825,000

Bathrooms 0.00 Acres 0.00 Year Built 2015

Type Industrial Status Active





# **Community Information**

Address 14185 162 Avenue

Area Edmonton

Subdivision Rampart Industrial

City Edmonton
County ALBERTA

Province AB

Postal Code T6V 1H9

## **Exterior**

Exterior Concrete
Construction Concrete

#### **Additional Information**

Date Listed January 27th, 2025

Days on Market 46

Zoning Zone 40

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Listing information last updated on March 14th, 2025 at 9:17am MDT