



COMMERCIAL

Magnum Building



ADDRESS

14435/14445-116
Ave Edmonton, AB T5M 3E9

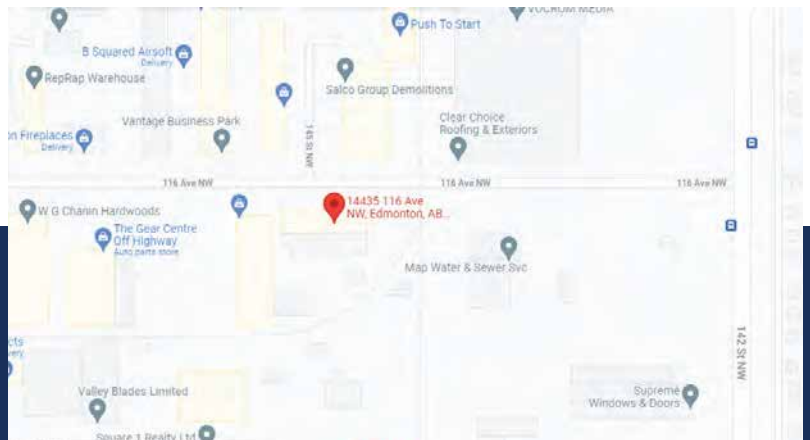
LEASING REPRESENTATIVE

Craig Shein
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MAGNUM BUILDING

Overview

The Magnum Building is comprised of two large industrial buildings with quick access to major North and West Edmonton traffic routes. The property houses two buildings (19,250 s.f and 3,920 s.f + 1,000 s.f mezzanine) which have ample space and ample power. Both buildings have office space and share a large yard.



MAGNUM BUILDING

Highlights

- High-volume traffic
- Large storage yard
- Attractive design
- On-site parking
- On an arterial road
- Near major bus route
- Well maintained and landscaped
- Highly visible with signage

MAGNUM BUILDING

Specifications

ADDRESS: 14435/14445-116 Ave Edmonton, AB

TYPE: Multi-tenant industrial

ZONING: IM

AVAILABLE AREA: Na

YARD AREA: Aprox 40,000 sq.ft.

LOADING: Grade

CONSTRUCTION: Concrete blocks/ pre-engineered metal structure.

HEATING: RTU

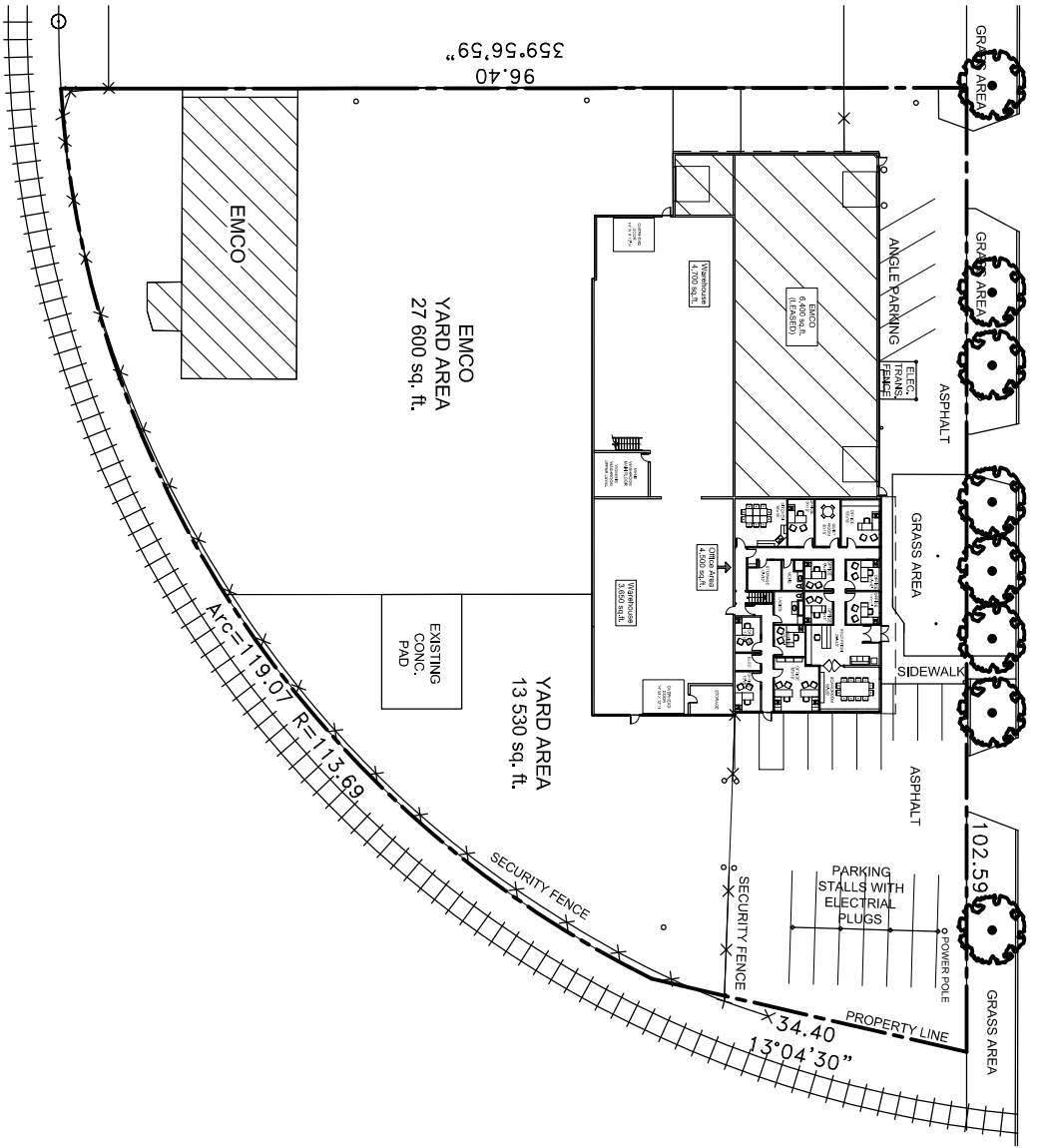
CEILING HEIGHT: 12'/14'

SPRINKLERS: No

FIBRE OPTICS: Yes



114 AVENUE



SITE PLAN

SCALE: 1:300



MAGNUM BUILDING

14435-116 Avenue

LEGAL DESCRIPTION
 LOT 6, BLOCK 7, PLAN 1751 KS
 EDMONTON, ALBERTA

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