



# Industrial/Retail with Land

1307 - 21 AVENUE, NANTON, AB

**COURT ORDERED SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEdMONTON.COM

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## Property Highlights



### Two high-quality buildings:

- 20,925 sq.ft.± of showroom/industrial space
- 9,000 sq.ft.± secondary building ideal for warehousing, fabrication, or additional tendencies



### Fully prepared site:

- Combination of paved and compacted gravel services for easy access and heavy vehicle accommodation
- Ample space for parking, storage or outdoor operations



### Exceptional access and exposure

- Highway frontage provides outstanding visibility to passing traffic
- Convenient ingress/egress to 21 Avenue (Highway 2) - perfect for logistics, retail or light industrial users



### Flexible usage potential

- Suitable for showroom, light manufacturing, service, transportation, or multi-tenant configurations
- Zoned to support a range of commercial and industrial operations



### Income-producing asset

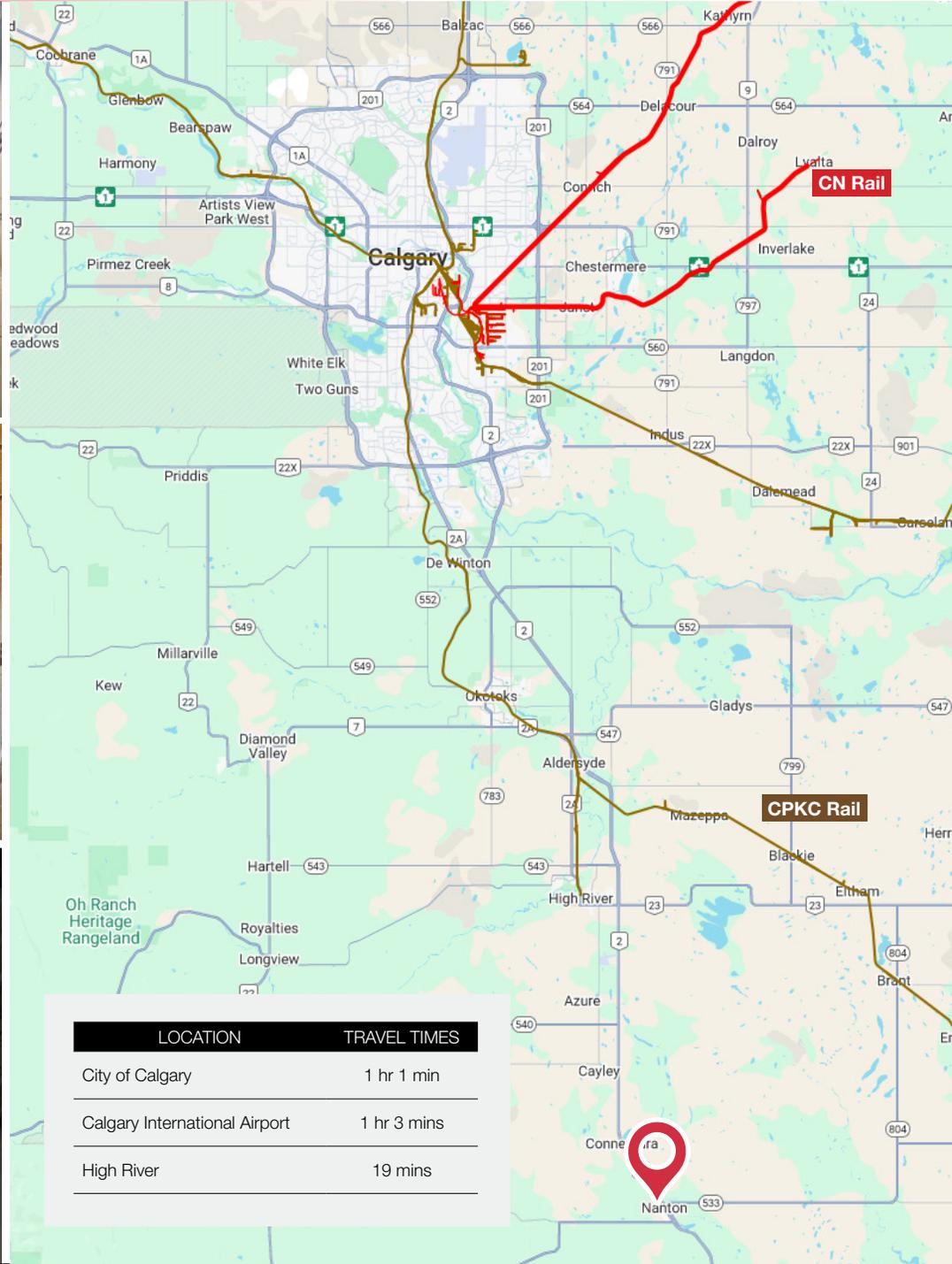
- Rental income already in place from a portion of the property, offering immediate cash flow and reduced carrying costs



## Additional Information

BUILDING SIZE	Building 1: 20,925 sq.ft.± Building 2: 9,000 sq.ft.± <b>Total: 29,925 sq.ft.±</b>	LOADING	Main building: (1) 12'x12'; (1) 12'x14'; (1) 16'x24' grade level doors
LEGAL DESCRIPTION	Plan 7610428, Lot 1, and OT		Detached building: (2) 14'x14' grade level doors
ZONING	C-HWY	SITE/YARD SIZE	2.54 acres±
AVAILABLE	Immediately	PROPERTY TAXES	\$21,622.47 (2025)
CEILING HEIGHT	Up to 20' in main building and 16' in building 2	SALE PRICE	\$1,800,000





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💻 [www.naiedmonton.com](http://www.naiedmonton.com)

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