



\$975,000

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Industrial Condo For Sale

111, 190 Carleton Drive, St. Albert AB

- 3,467 SF across two floors
- ±1,600 SF secure compound storage yard
- Second floor: (3) private offices
- Main floor: (2) washrooms, show room & kitchenette
- Double compartment sump with trench

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Property Overview



Main: 2,600 SF Mezzanine: 867 SF Total Area: 3,467 SF



Zoning: BP2 - Business Park 2



Power: 225 Amp 120/208 V 3 Phase



Ceiling Height: 20'6" Clear Height



Lighting: LED



Loading: 16'x14' Grade Door



Heating: Radiant Tube



Asking Price: \$975,000

