



FOR SALE

HP Business
Centre

2943 50 AVENUE NW
Edmonton, Alberta



Commercial
POLARIS



ROMI SARNA
AND ASSOCIATES



Welcome to the highly anticipated unveiling of our brand new industrial building at Whitemud! We are delighted to present a remarkable opportunity for businesses seeking an exceptional space in a prime location.

Designed to meet the diverse needs of modern enterprises, our industrial building offers a wide range of options tailored to your specific requirements. Whether you are in need of a spacious warehouse or a functional office space, we have the perfect solution for you.

Nestled in the vibrant Whitemud area, our industrial building boasts an advantageous location with easy access to key transportation routes and bustling commercial hubs. Join a dynamic community of businesses and position yourself for success.

Seize this incredible opportunity today.



ROMI SARNA & IAN FLETCHER (780) 913-4663

romi@romisarna.ca

ianfletcher@maxwellcommercial.ca

WELCOME TO HP BUSINESS CENTRE

DETAILS



Loading Door:	Grade loading 14 x 14	Type:	FOR SALE
Condo Fee:	TBD	Zoning:	IB (RE-ZONING)
Power:	200 AMP 120/208V 3Ph	Possession:	Q4 2024 (EST)
Lighting:	LED	Condominium Plan:	TBD
Heating/Cooling:	Gas Unit Heater (Provisions for RTU)	Typical Unit Width:	28"
Floor drains/Sumps:	4" Sanitary Stub	Clear Height:	22"

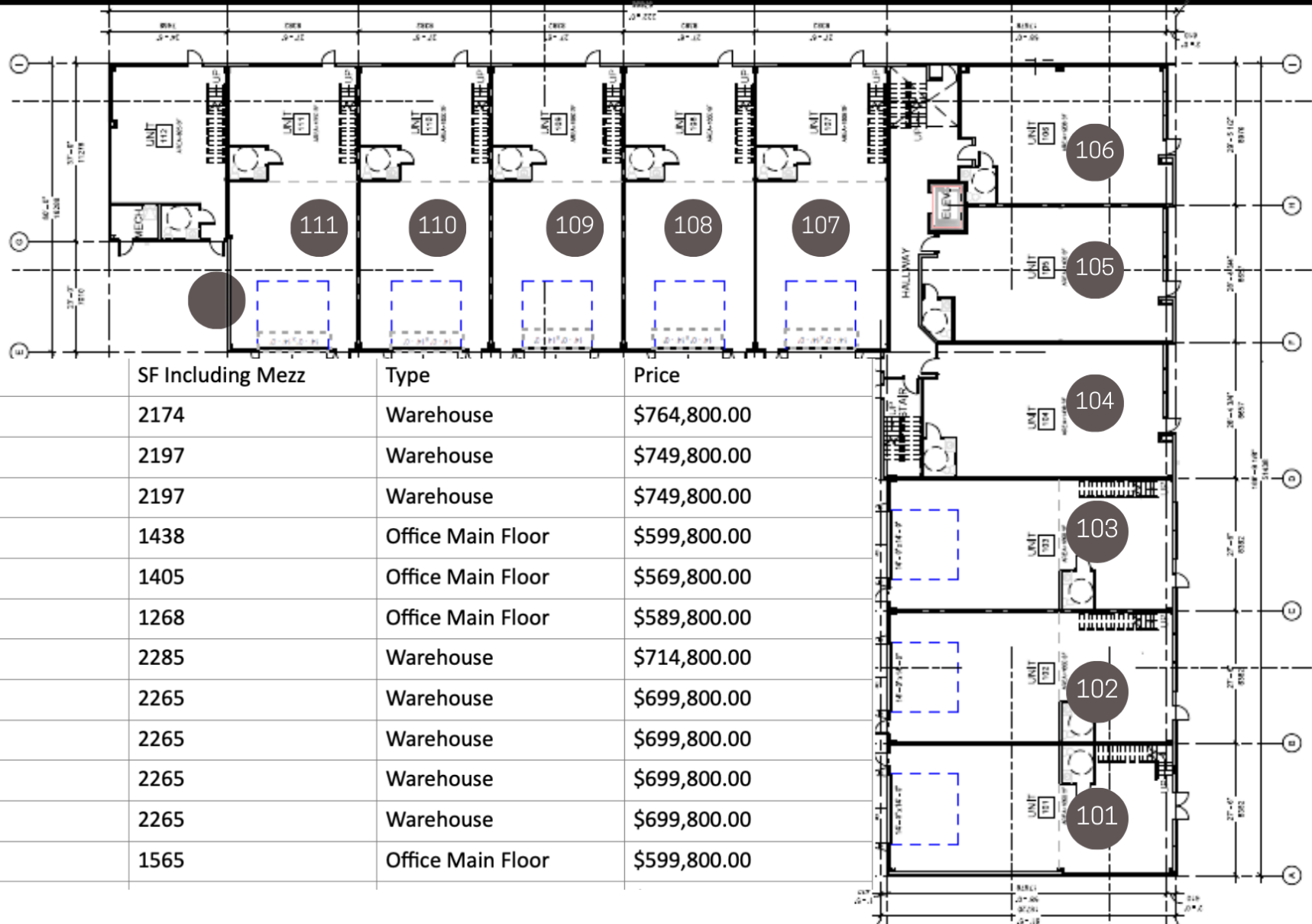


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SITE PLAN



Unit #	SF Including Mezz	Type	Price
101	2174	Warehouse	\$764,800.00
102	2197	Warehouse	\$749,800.00
103	2197	Warehouse	\$749,800.00
104	1438	Office Main Floor	\$599,800.00
105	1405	Office Main Floor	\$569,800.00
106	1268	Office Main Floor	\$589,800.00
107	2285	Warehouse	\$714,800.00
108	2265	Warehouse	\$699,800.00
109	2265	Warehouse	\$699,800.00
110	2265	Warehouse	\$699,800.00
111	2265	Warehouse	\$699,800.00
112	1565	Office Main Floor	\$599,800.00

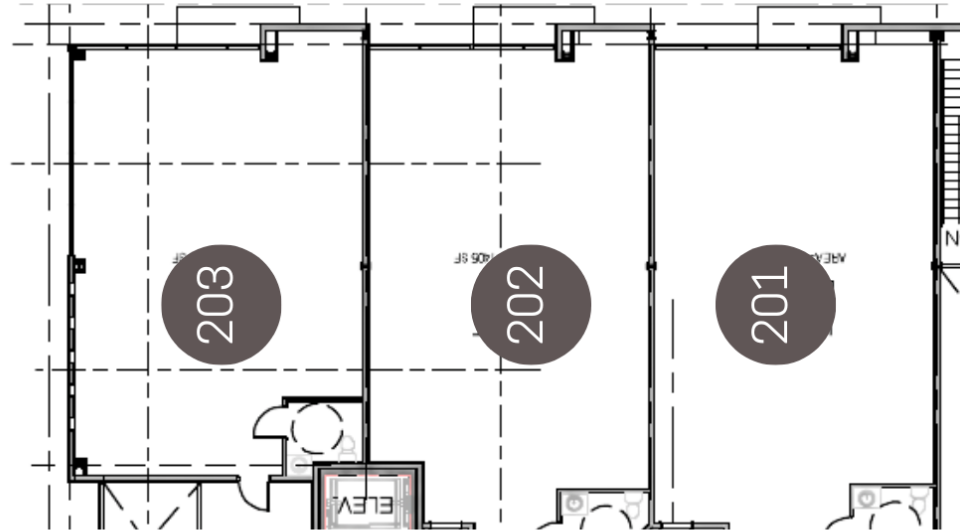


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SITE PLAN



Second Floor

201	1438	Office 2 nd Floor	\$579,800.00
202	1405	Office 2 nd Floor	\$569,800.00
203	1268	Office 2 nd Floor	\$549,800.00

AERIAL MAP



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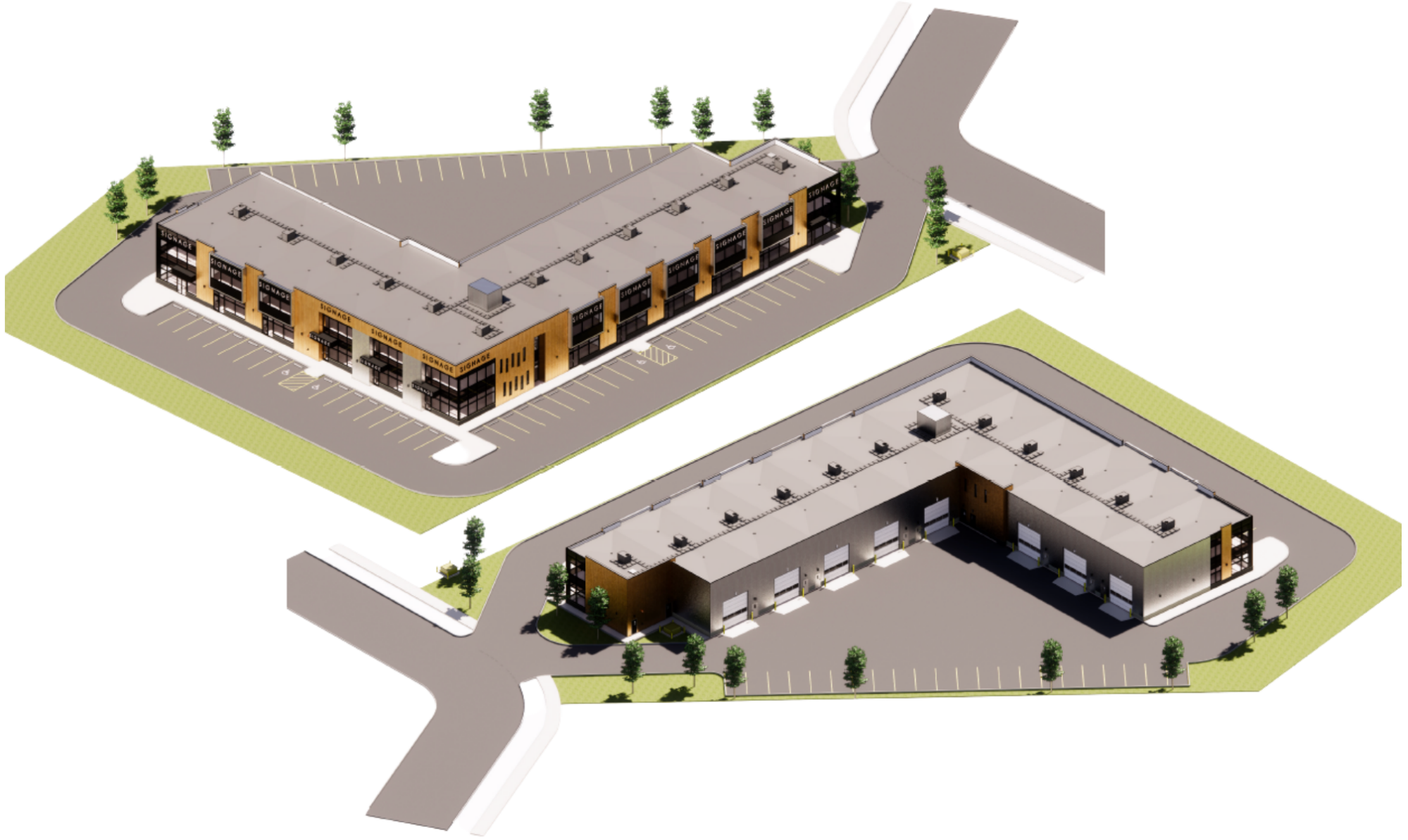


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Overview





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