



#3 205 Chatelain Dr, St. Albert

**Industrial Condo**



## PROPERTY DETAILS

Address:	#3, 205 Chatelain Drive, St. Albert
Legal:	Condo Plan 0621435, Unit 5
Zoning:	CIS (Commercial + Industrial Service)
Year Built:	1979
Total Size:	1,847 SF (+/-)
Parking:	6 Dedicated surface stalls* 3 Front & 3 Back
Taxes:	\$6,014.28 (2023)
Condo Fees:	\$500.00 / Month (Includes water)
Sale Price:	\$430,000.00 (232.81 / SF)



## PROPERTY HIGHLIGHTS

- Clean open warehouse
- Additional storage mezzanine
- Roof replaced in 2010
- Built out reception and private office
- Located in the Campbell Business Park
- 8 Minute drive from downtown St. Albert
- 22 Minute drive from downtown Edmonton



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## PROPERTY FEATURES

#3 205 Chatelain Drive, St. Albert

Property features:



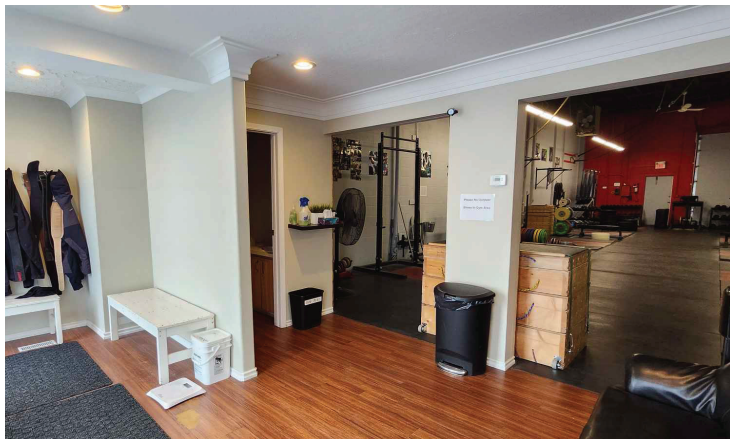
LOADING



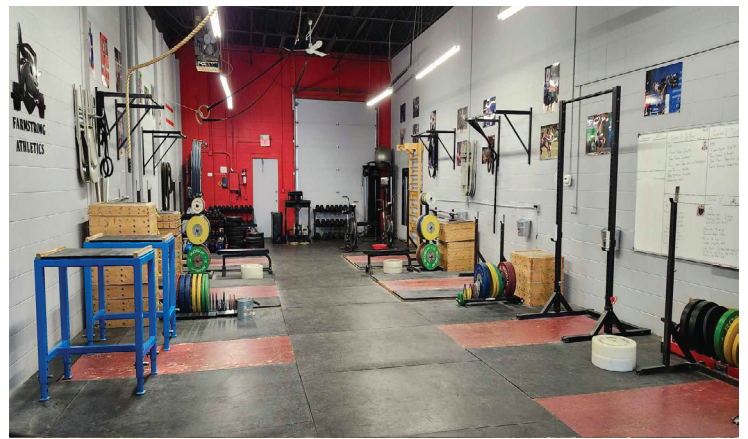
PARKING



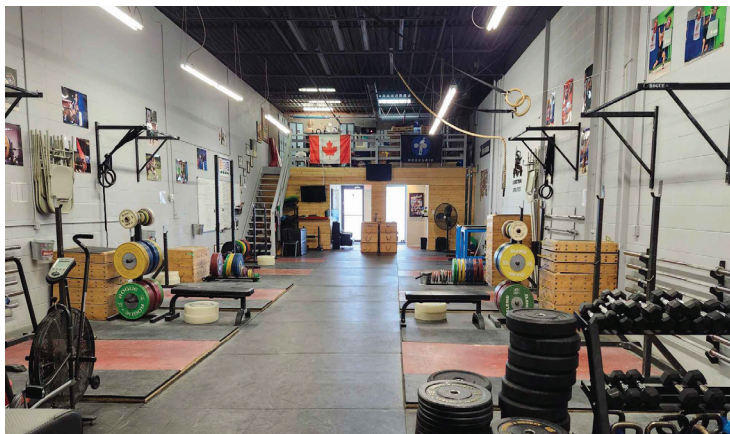
Business Centre



Front showroom



Warehouse with grade loading door



Warehouse and mezzanine



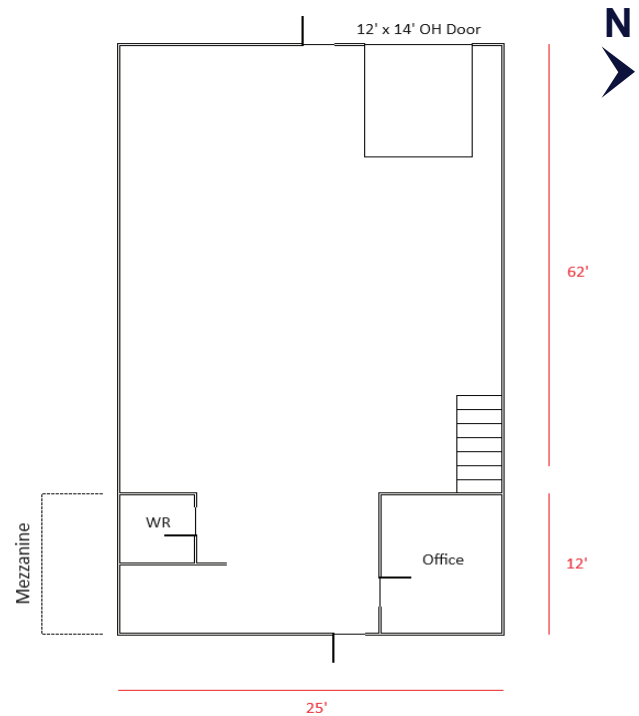
Back loading area



- Excellent access to major roadways including the Anthony Henday (Highway 2), 156 Street, 170 Street, Veness Road and the Yellowhead Trail (Highway 16)
- Quick access to the City of Edmonton limits via 142 Street (Veness Road)


**PROPERTY  
SPECIFICATIONS**

Heat:	Overhead forced air in shop
	Furnace in office
Internet:	Telus Fibre
Power:	100 Amp
Loading:	10' x 12' Grade Door
Ceiling Height:	16' Clear
Sump:	Yes
Waterlines:	Throughout warehouse
Ceiling Fans:	Yes



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