

## \$400,000 - 21123 108 Avenue, Edmonton

MLS® #E4439430

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Winterburn Industrial Area East, Edmonton,  
AB

"Civil Enforcement Sale" property only for sale in this Commercial Condo being sold and to be accepted by buyer "Sight Unseen, Where-Is, As-Is". The property is purported to roughly 3400 square feet with a 2nd floor mezzanine that has 2 offices. Currently operated as a mechanic shop and condo fee's are estimated at roughly \$350/mth. Seller makes no warranties or representations on any details provided. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.

Built in 1978

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4439430   |
| Price      | \$400,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Industrial |
| Status     | Active     |



Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 21123 108 Avenue              |
| Area        | Edmonton                      |
| Subdivision | Winterburn Industrial Area Ea |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T5S 1X3                       |

Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 59        |



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Listing information last updated on June 16th, 2025 at 10:17am MDT

