

## \$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	18
Zoning	Zone 59



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Listing information last updated on June 17th, 2025 at 4:17am MDT