

FOR SALE

Industrial ownership opportunity in **Mistatim**

13013 156 Street
Edmonton, AB



Now available in the sought-after Mistatim Industrial area of Northwest Edmonton, this 2,800 SF industrial condo presents an exceptional opportunity for a wide range of business users. Zoned BE – Business Employment, the property offers flexible permitted uses to accommodate office, light industrial, and service-oriented operations. This two-storey corner unit features a functional mix of office and warehouse space, complemented by convenient grade-level loading for efficient operations.

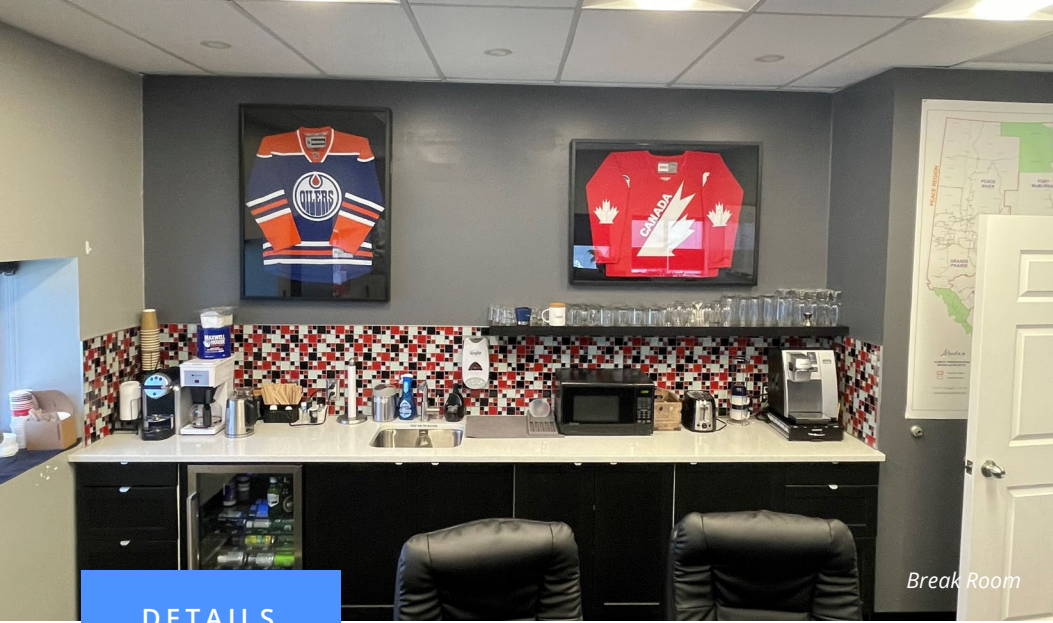
Built in 2006, the building showcases a well-maintained exterior, plenty of windows and professional façade, reflecting pride of ownership throughout the complex. The site benefits from **ample on-site parking** and excellent accessibility, with direct connections to major arterial roadways including 156 Street, 137 Ave, St Albert Trail, Yellowhead Trail, and Anthony Henday Drive, ensuring seamless logistics and strong connectivity throughout the city.

- Flexible BE Zoning
- Strong mix of established local businesses
- Exceptional access to major corridors
- Very well-maintained condo building and grounds

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Accelerating success.



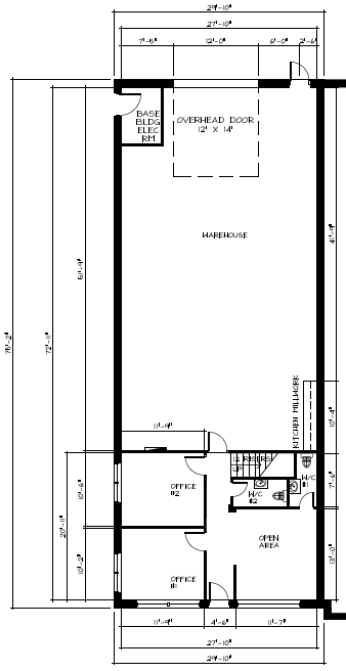
Break Room



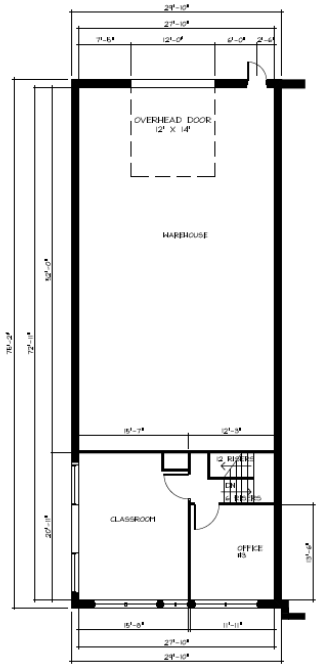
Warehouse

DETAILS

Civic Address	13013 156 Street, Edmonton AB
Legal Description	Plan 0623718 Unit 6
Building Type	Flex / Warehouse
Year built	2006
Neighborhood	Mistatim Industrial
Available Area	2,227 SF Main Floor
	653 SF Second Floor
	2,800 SF Total Area
Zoning	BE – Business Employment
Clear height	24' Clear
Loading	(1) 12'x14' Grade
Lighting	LED
Power	120/208 Volts, 100 Amp, 3-Phase
HVAC	Warehouse Forced-air
A/C	Office
Warehouse Dimensions	27'x52'
Property Tax	TBD
Asking Price	\$625,000



MAIN FLOOR



SECOND FLOOR

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