

**FOR LEASE**

**149 STREET FREESTANDING BUILDING**

**NAI Commercial**



**RATE  
REDUCED!  
NOW: \$14/SF**

**14820 - 123 AVENUE | EDMONTON, AB | SHOWROOM/WAREHOUSE BUILDING**

**PROPERTY DESCRIPTION**

- 8,612 sq.ft.± freestanding showroom/warehouse building on 2.11 acres
- Corner site with exposure to 25,000 vehicles per day on 149 Street (2018 City of Edmonton)
- Building current configuration consists of showroom, 4 offices, kitchen/staff area, open workspace/storage area on main and second levels and warehouse.
- 1,012 sq.ft. drive through building on site
- Quick access to 142 Street, 149 Street and Yellowhead Trail

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**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan 7069KS Block 5 Lot 17
SIZE	8,612 sq.ft.±
SITE SIZE	2.11 acres±
SITE COVERAGE	9.3%
ZONING	BE (Business Employment)
AVAILABLE	October 1, 2025
CEILING HEIGHT	Pitched roof 20' at peak
LOADING	Two 12'x12' grade loading doors
LEASE TERM	3 - 10 years
POWER	400 amps (TBC)
DRAINAGE	Trench drain
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	\$15.75/sq.ft./annum- \$13,677 Per Month (\$14.00/sq.ft. on building including 1.11 Acres plus \$1.00/sq.ft. on 1 Acre Surplus land)
OPERATING COSTS	\$8,225 Per Month (Op Cost - \$2.80/sq.ft. and Property Tax - \$8.66/sqft) (2026)

