



LEASED

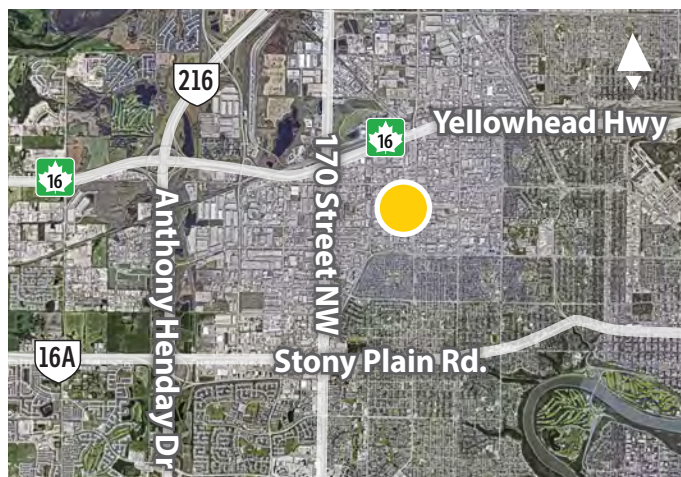
ALCO

ALCO BUILDING FOR SALE

11650 156 Street NW
Edmonton

30,844 sf
Building

2 ac
Land



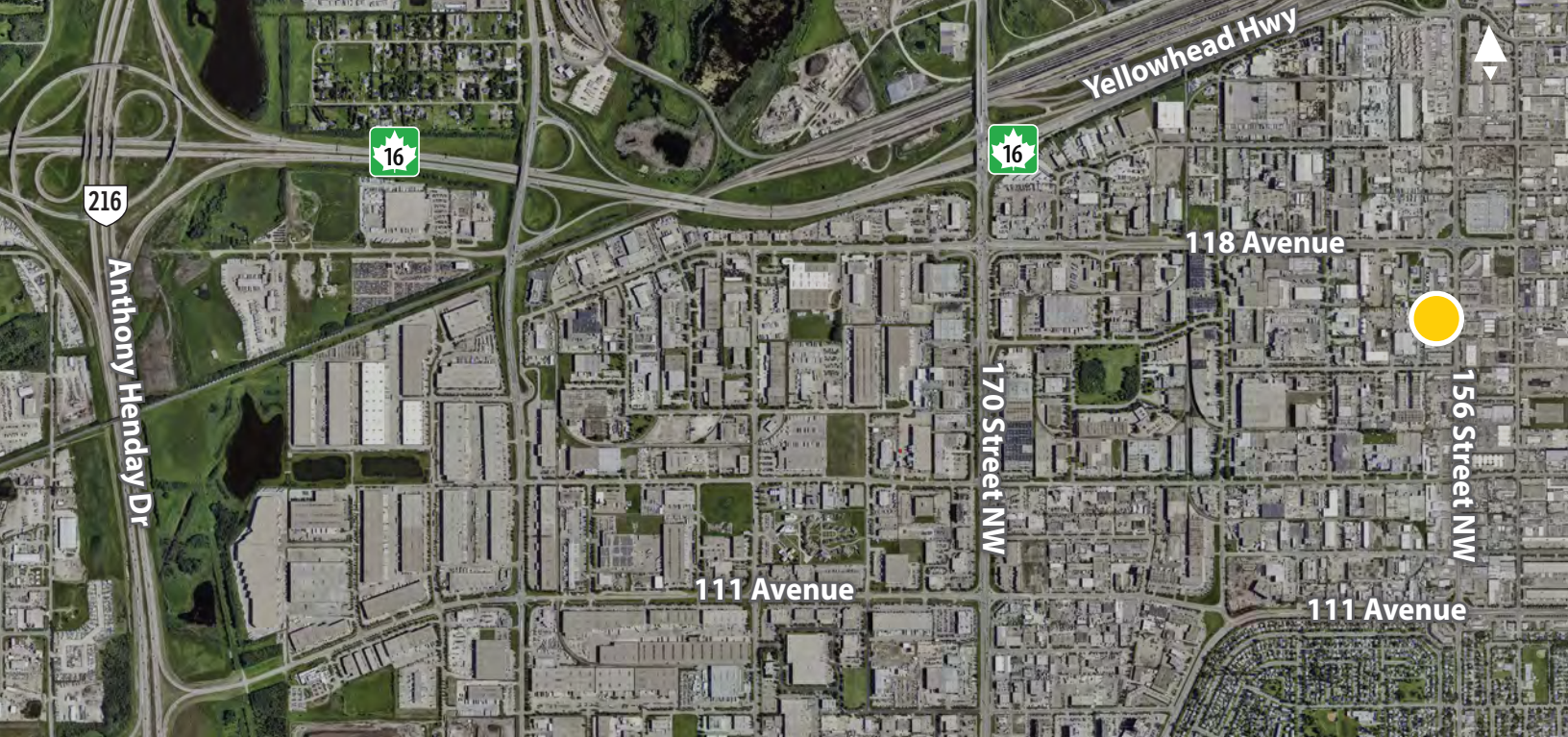
FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray McKay, VICE PRESIDENT
c: **780-940-2100**
mmckay@barclaystreet.com

**BARCLAY
STREET**
REAL ESTATE

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PROPERTY INFORMATION

ADDRESS:
11650 156 Street NW, Edmonton

DISTRICT:
Alberta Park Industrial

LEGAL DESCRIPTION:
Plan 6097AH; Block 3

ZONING: Medium Industrial (IM)

BUILDING AREA: 30,844 sf

LAND AREA: 2 acres

CONSTRUCTION:
Concrete block and metal frame

CLEAR HEIGHT:
26' at peak (TBV)

POWER:
1200A, 600V, 3 phase (TBV)

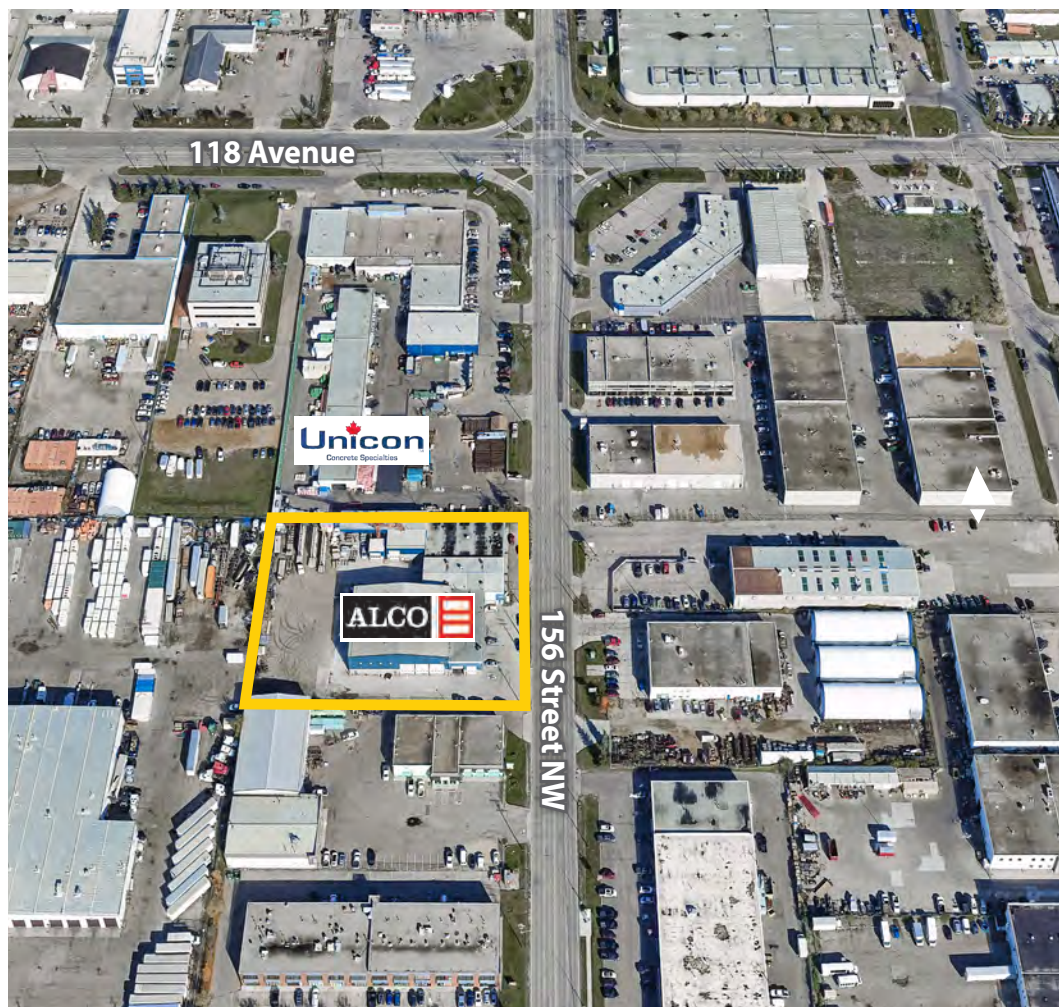
GRADE LOADING:
Various 13' x 14' to 24' x 22'

CRANES:
2 x 10 T; 2 x 2 T; 6 x 5 T

HEATING:
Radiant tube heat and F/A

COMMENTS:

- » Free-standing building on commercial road.
- » Heavy power.
- » Vendor financing available.



FINANCIAL INFORMATION

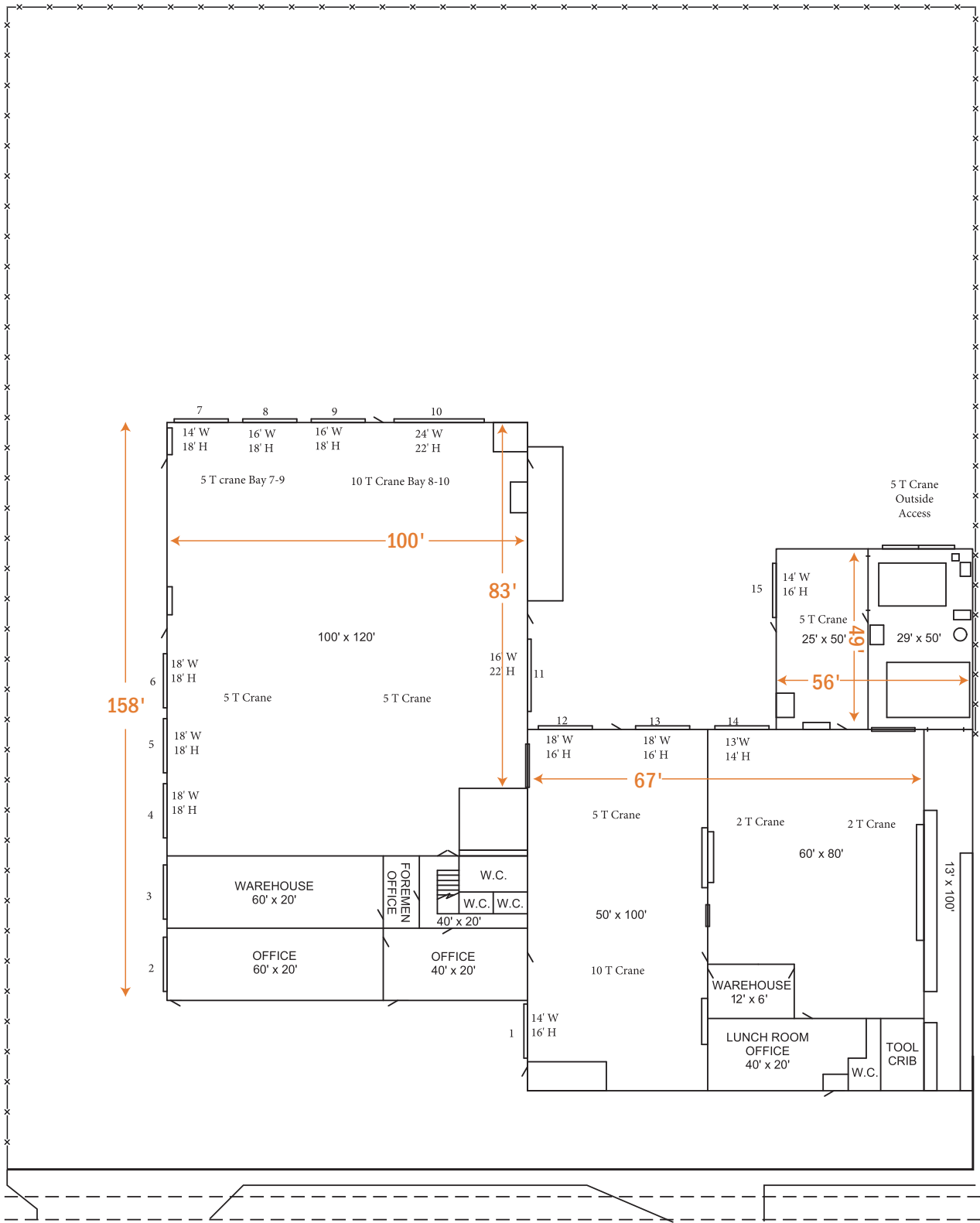
TENANCY: Alco Energy

TERM: Negotiable

NET INCOME: Contact broker

2026 TAXES: \$134,039.64

PRICE: \$4,800,000



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