

FOR SALE OR LEASE

IRONSTONE CENTRE CONDO

NAI Commercial

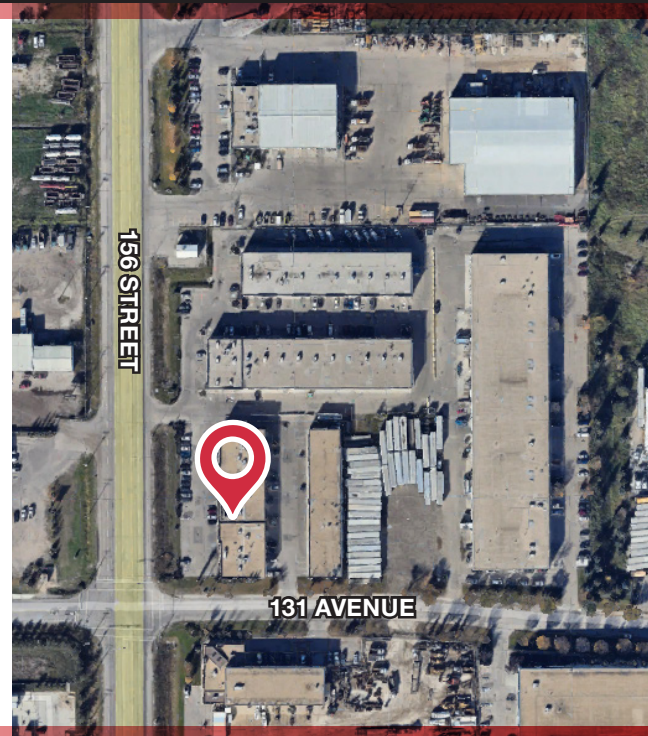


**1 MONTH FREE
NET RENT
PER YEAR OF TERM**

13115 - 156 STREET | EDMONTON, AB | OWNER USER/INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION

- 3,737 SF office/industrial condo with grade loading warehouse
- Lease in place for 2nd floor. Main floor available for owner/user. Contact agent for lease details.
- Open-concept main floor space with 1 barrier-free washroom
- 12' x 14' grade level door
- Great exposure along 156 Street with convenient access to Anthony Henday Drive and Yellowhead Trail.
- Flexible BE zoning



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NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM

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ADDITIONAL INFORMATION

AREA AVAILABLE	2,046 sq.ft.± Main floor 1,144 sq.ft.± 2nd floor
LEGAL DESCRIPTION	Condo Plan 0827223 Unit 4
AVAILABLE	January 1, 2026
YEAR BUILT	2012
ZONING	BE (Business Employment)
CEILING HEIGHT	16' clear
PARKING	70 surface stalls (scramble)
LOADING	12'x14' grade level
LEASE TERM	3-5 years
LEASE RATE	Market
OPERATING COSTS	TBC
PROPERTY TAXES	\$19,803,57 (2025)
SALE PRICE	\$785,000



102,779
DAYTIME POPULATION



\$102,034
AVERAGE HOUSEHOLD
INCOME



2.7%
ANNUAL GROWTH 2023-2033



\$2.9B
CONSUMER SPENDING



73,764 **4,669**
EMPLOYEES BUSINESSES



22,140
156 STREET N OF 131 AVE

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS



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