

FOR SALE OR LEASE

156 BUSINESS PARK CONDO

NAI Commercial



13085/87 - 156 STREET | EDMONTON, AB | DOUBLE BAY WAREHOUSE

PROPERTY HIGHLIGHTS

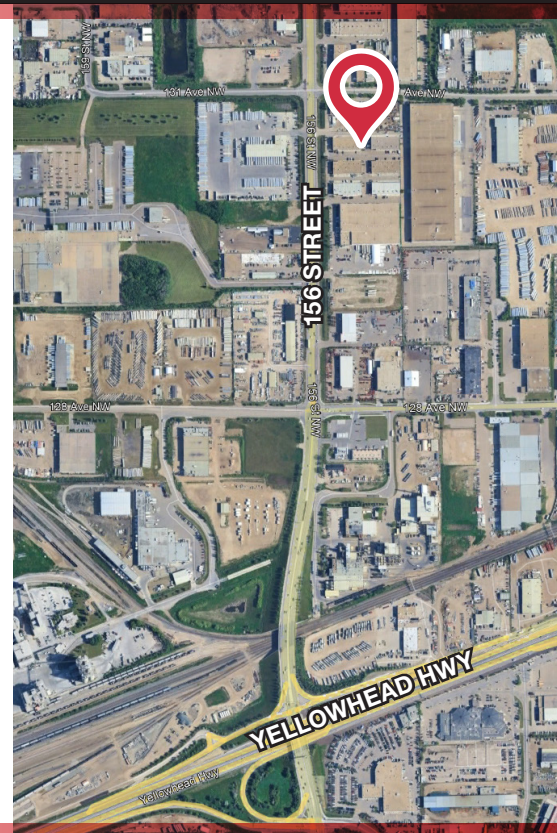
- Opportunity to own or lease 4,740 sq.ft.± office/warehouse space
- Property consists of double bay warehouse, multiple office and storage spaces, three washrooms, kitchenette and mezzanine
- Two 12' x 14 ' grade level overhead doors
- Heavy power and sump
- 22' clear height
- IB Zoning allows for a variety of users
- Great location with easy access to 156 Street, Yellowhead trail and 137 Avenue

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ADDITIONAL INFORMATION

AREA AVAILABLE	4,740 sq.ft.
LEGAL DESCRIPTION	Plan: 0623718 Unit: 27 + 28
ZONING	IB
AVAILABLE	Immediately
LOADING	(2) 12'x14'
LEASE TERM	3-10 years
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS (2026 estimate)	TBC
CONDO FEES	TBC
PROPERTY TAXES	\$27,683.80 (2025)
SALE PRICE	\$925,000

