

FOR SALE

FREESTANDING OFFICE BUILDING

NAI Commercial



12133 - 67 STREET NW | EDMONTON, AB

PROPERTY HIGHLIGHTS

- Rare 7,000 SF± 2-storey freestanding commercial building
- Commercial kitchen on second floor
- 9 dedicated surface parking stalls plus street parking
- Convenient access to Yellowhead Trail and Wayne Gretzky Drive
- Ideal for office, church, clubhouse or daycare

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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FOR SALE

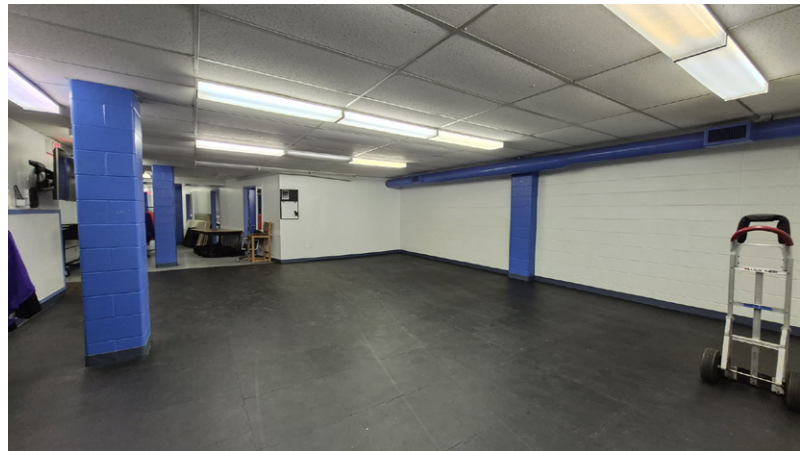
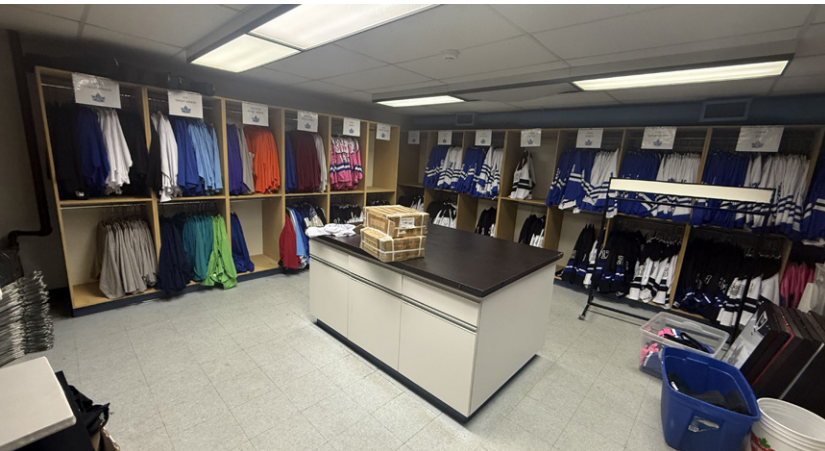
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ADDITIONAL INFORMATION

BUILDING SIZE	7,000 SF±
SITE SIZE	0.19 AC±
LEGAL DESCRIPTION	Plan 1307P; Block 13; Lot 10,11
ZONING	Business Employment (BE)
AVAILABLE	Immediately
YEAR BUILT	1978
PROPERTY TAXES	\$14,673.38 (2026 estimate)
SALE PRICE	\$925,000.00



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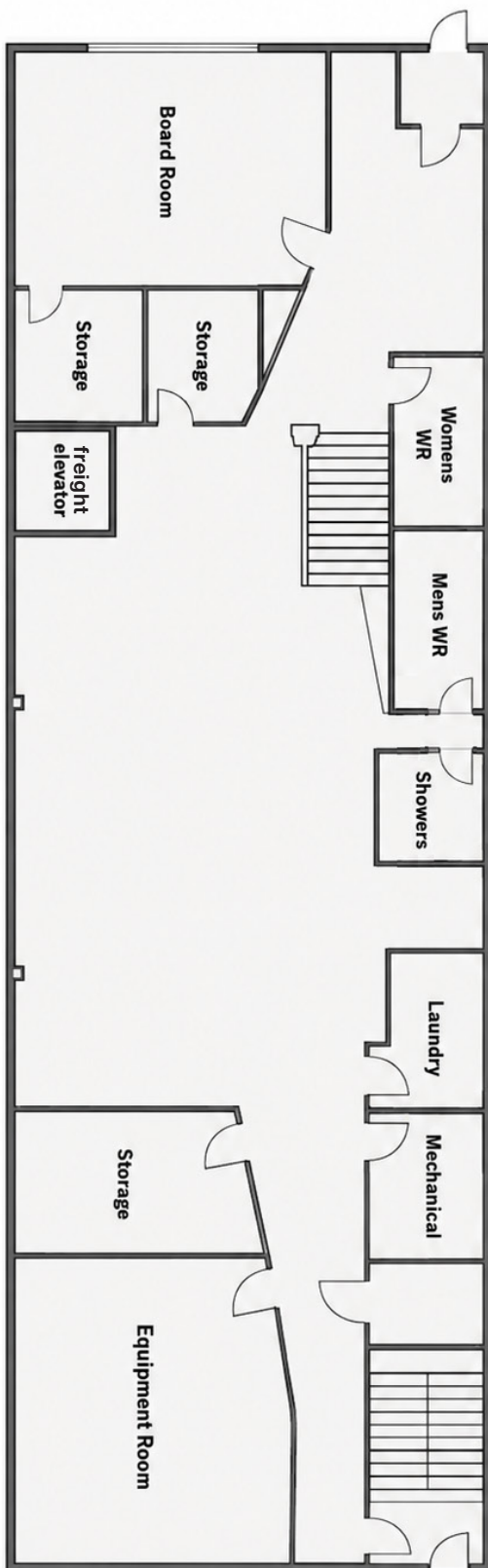


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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

MAIN FLOOR



SECOND FLOOR

