

FOR SALE OR LEASE

76,267 SF± BUILDING ON 2.54 ACRES

NAI Commercial

Ollie Mac
REALTY LTD.



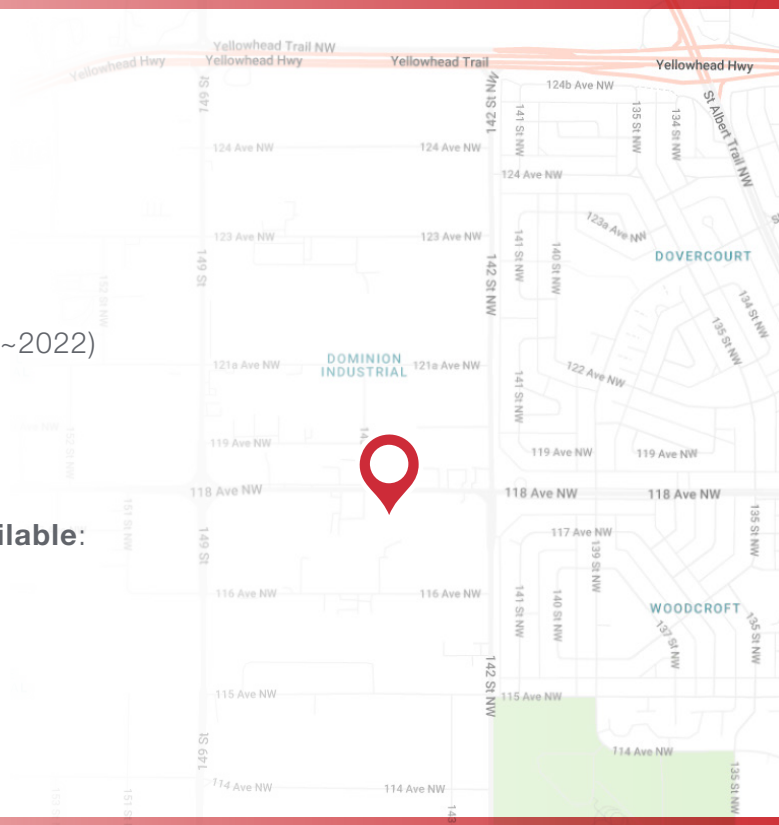
14425 - 118 AVENUE | EDMONTON, AB | WAREHOUSE

PROPERTY DESCRIPTION

- Exposure to 118 Avenue in northwest Edmonton
- Recent capital upgrades:
 - › Solar panel installation (~2022)
 - › Majority of roof replaced during solar installation (~2022)
 - › New sump pump (~2023)
- Additional income from OutFront Media signage
- **Comprehensive 2025 Due Diligence Reports available:**
Phase I ESA, RPR, BCA, and Appraisal

DANIEL YARMON
Vice President, Retail
587 635 5609
dyarmon@naiedmonton.com

DANNY NGUYEN
Ollie Mac Realty Ltd.
780 850 8161
danny@olliemacrealty.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1
780 436 7410 | NAIEDMONTON.COM

OLLIE MAC REALTY LTD.
INFO@OLLIEMACREALTY.COM
780 850 8161 | OLLIEMACREALTY.COM

FOR SALE OR LEASE

76,267 SF± BUILDING ON 2.54 ACRES

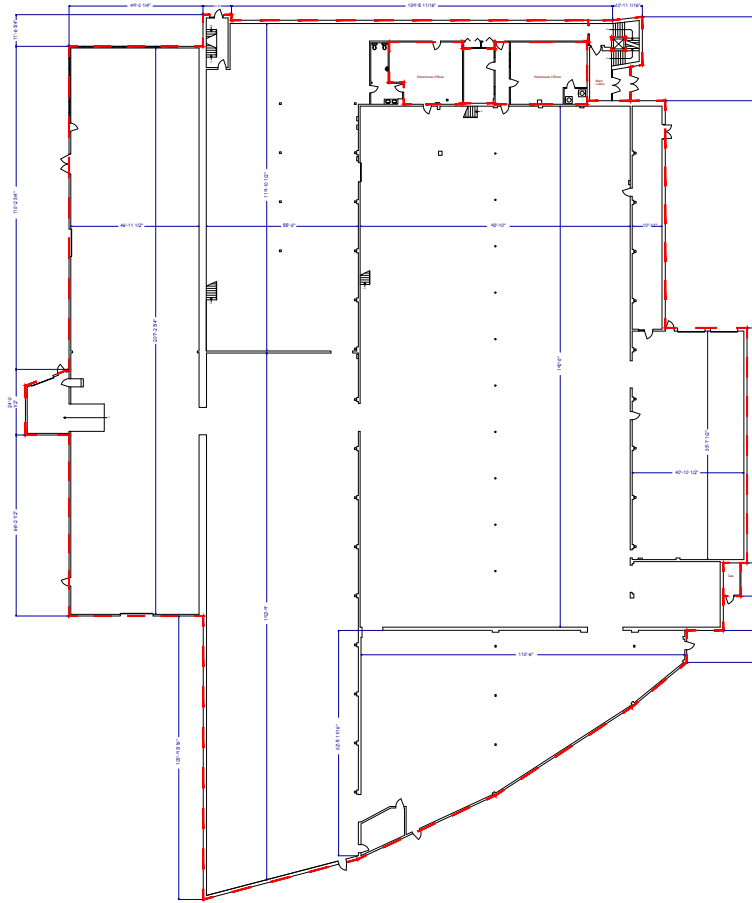
ADDITIONAL INFORMATION

AREA AVAILABLE	60,753 sq.ft.± Warehouse 15,524 sq.ft.± Office + lobby 76,267 sq.ft.± Rentable area 3,000 sq.ft.± Quonset (rent free)
LEGAL DESCRIPTION	Plan 0022266 Block 8 Lot 4B
NEIGHBOURHOOD	Huff Bremner
SITE AREA	2.54 acres±
SITE COVERAGE	67%
ZONING	IM (Medium Industrial)
YEAR BUILT	1968 with additions in the 1990's
CEILING HEIGHT	22' (variable)
POWER	800 Amp, 208/120, 3 phase 300 KVA Transformer (TBC by Purchaser)
SPRINKLERS	Yes
LOADING	<ul style="list-style-type: none">(2) Grade doors(1) Dock door
LEASE RATE	Market
OPERATING COSTS	TBD
PROPERTY TAXES	\$175,423.90 (2024)
SALE PRICE	\$7,490,000 (\$98.20/sq.ft.)
Timing	Call to discuss



FLOOR PLANS

MAIN FLOOR



MEZZANINE

