

FOR SALE OR LEASE

INDUSTRIAL WAREHOUSE

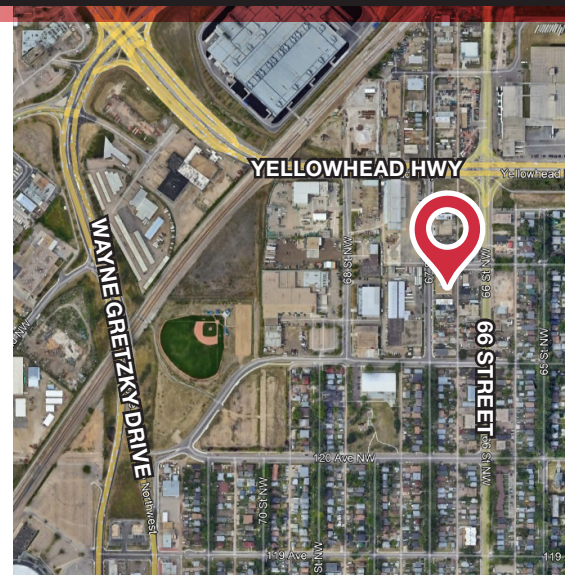
NAICommercial



12145 - 67 STREET | EDMONTON, AB | SHOWROOM INDUSTRIAL

PROPERTY DESCRIPTION

- Opportunity for owner/user with existing income stream
- Just minutes from downtown and north central Edmonton
- Immaculate warehouse and office space
- Office layout includes a mix of private offices and open workspaces (33% office, 66% warehouse)
- Clean environmental assessments
- Individually metered units



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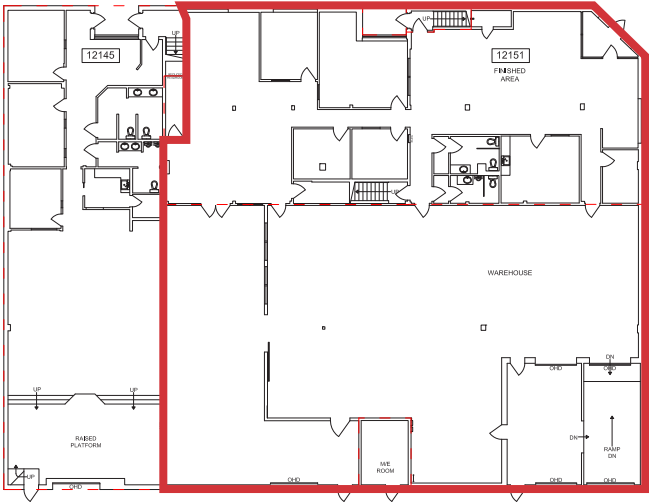
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 1307P, Block 13, Lots 12,13,14,15
YEAR BUILT	1980
ZONING	Business Employment (BE)
SITE SIZE	0.38 acres±
TOTAL SIZE	18,230 sq.ft.±
AVAILABLE TO LEASE	9,503 sq.ft.± main floor
CEILING HEIGHT	21' in warehouse
LOADING	Dock and grade
POWER	800 amp, 120/208 volt, 3 phase
CONSTRUCTION	Concrete block
LEASE RATE	\$9.50/sq.ft./annum net
OPERATING COSTS	\$3.50/sq.ft./annum (2025 estimate) includes property tax, building insurance, common area maintenance, and management fees. Utilities not included.
PROPERTY TAXES	\$47,458.49 (2026)
SALE PRICE	\$2,200,000

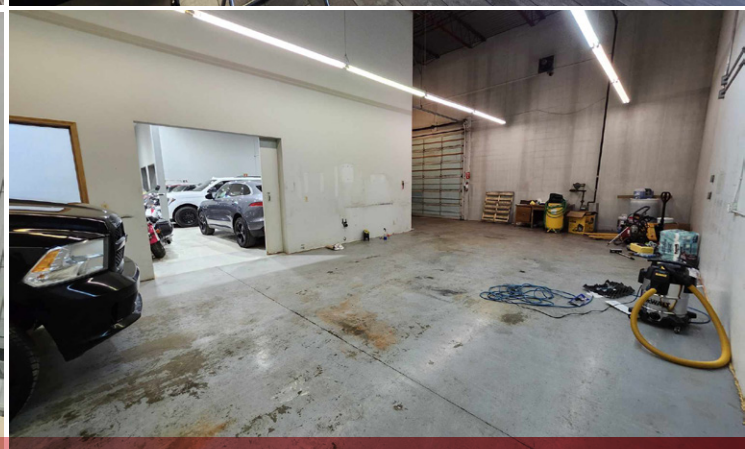
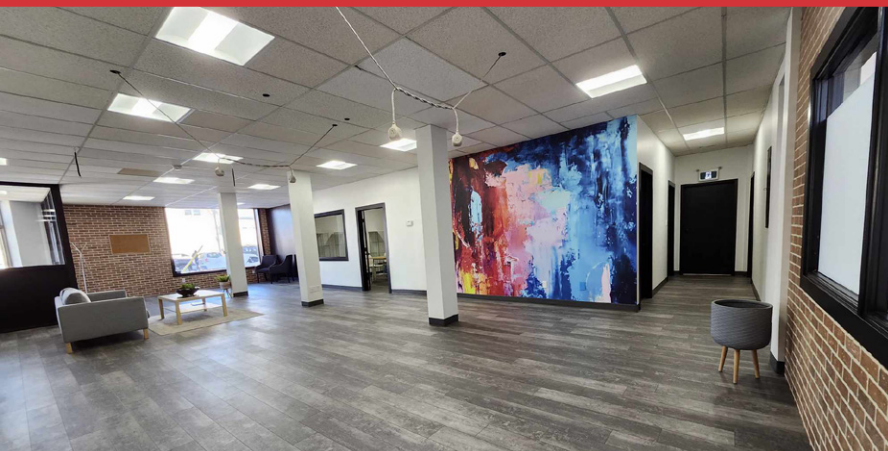
MAIN FLOOR - 9,503 SQ.FT. AVAILABLE FOR LEASE



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