

FOR SALE/LEASE

Land Area: 3.14 ACRES

High Quality Shop/Office



Service Shop with Yard and Dock Loading

14945 131 Avenue NW, Edmonton

LAND

3.14 AC

SHOP/OFFICE

11,480 SF

CROSS DOCK

7,350 SF

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Royal LePage® Magna, Brokerage

6043 Andrews Way Southwest, Unit #201, Edmonton, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$6,450,000

- High-quality construction.
- Fully paved, secured, fenced site.
- Stable AAA income.
- Development potential.
- Excellent access at 149 Street, 156 Street, Yellowhead Trail & Anthony Henday Drive.

MUNICIPAL ADDRESS:

14945 131 Avenue NW, Edmonton
13007 151 St NW, Edmonton

ZONING:

I - Medium Industrial

LEGAL DESCRIPTION:

Lot 1, Block 101, Plan 0726973
Lot 5, Block 101, Plan 0322760

CEILING HEIGHT:

24' clear

BUILDING AREA:

- **Service Shop:**
 - Main Floor: 10,000 Sf
 - Second Floor: 1,480 Sf
 - Total = 11,480 Sf
- **Cross Dock:**
 - Warehouse Leased: 7,350 Sf
- **Total Building:** 18,830 Sf

POWER:

- Service Shop: 600 Amp
- Cross Dock Warehouse: 400 Amp

HEATING:

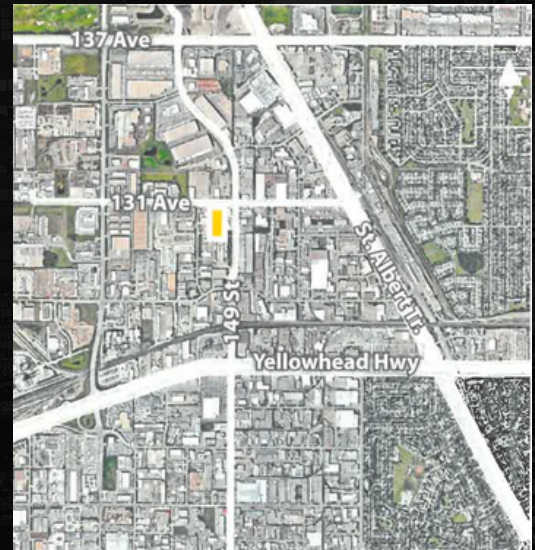
- Radiant Tube

TAXES:

\$122,000 (2023)



LOCATION MAP



FOR LEASE

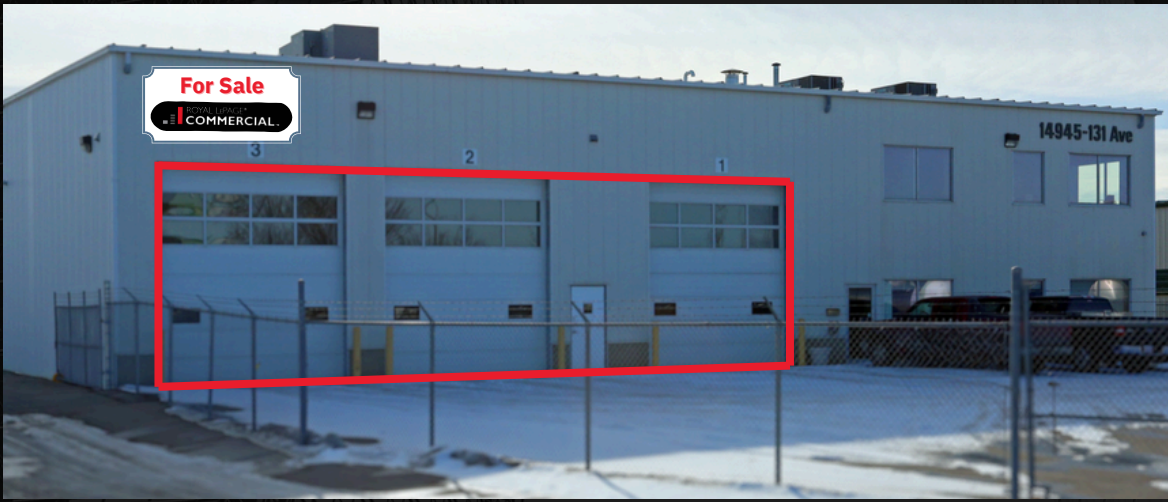
Lease a space comprising approximately:

Drive-Thru: 7,800 sqft

Second Floor (Office Use): 1,480 sqft

Total: 9280 sqft +-

Asking Rent: \$18/sqft NET





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