

MOTIVATED VENDOR



FOR SALE

INDUSTRIAL CONDOMINIUM

SALE PRICE
\$449,000

15330 - 123 AVENUE | EDMONTON, ALBERTA

Situated on a high traffic through fare in Gagnon Estate Industrial, the subject property is located along 123 Ave and has the following highlights:

- ± 2,952 square feet industrial condominium, plus 396 square feet mezzanine storage
- Ideal for owner/user (100% vacant) or presently for a second floor office only user 961 square feet with the remaining space in short term leases
- Gated, secured, dual access, concrete floor, heat and power in ± 1,610 square feet exclusive use yard shop
- 3 parking stalls in front of property and random parking on 123 Avenue and on west side of complex
- Easily accessible from Yellowhead Highway and 156 Street
- BOMA standard measurement, 2023 ESA Phase I to be completed
- Upgrades include concrete flooring, 200 amp/120 volt/ 3 phase power, insulation to yard shop, all asphalt yard and roof replacement in 2022, alarm system and LED lighting 2024
- Vendor will provide \$20,000 to \$25,000 to condo corporation's lawyer in trust for 3 years of levies at closing

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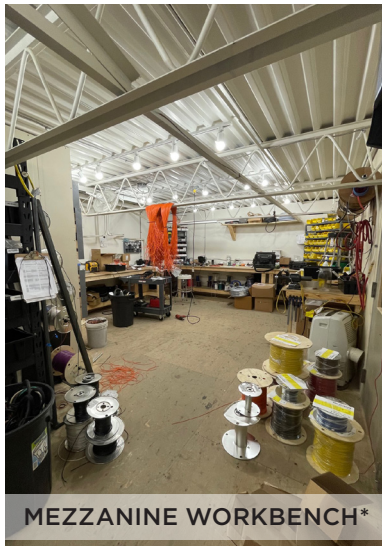
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FOR SALE | INDUSTRIAL CONDOMINIUM



MAIN FLOOR OFFICE



MEZZANINE WORKBENCH*



YARD SHOP



COLD STORAGE



SECOND FLOOR OFFICE - VACANT



SHOP

PROPERTY DETAILS

MUNICIPAL	15330 - 123 Avenue Edmonton, AB
LEGAL	Plan 9620170, Unit 5
SUBDIVISION	Gagnon Estate Industrial
YEAR BUILT	1982
UNIT SIZE	± 396 SF mezzanine with storage (Not included Gross sf)* ± 961 SF Second floor mezzanine office ± 1,991 SF Main floor offices & shop <hr/> ± 2,952 SF Total
CONSTRUCTION	Concrete walls, mezzanine & steel structure
CEILING HEIGHT	16' in shop 13' 10" - 15' 3" in yard shop with power 12' in cold storage only
LOADING	(1) 12'H X 10' W grade door
POWER	200 amp 240 volt 3 phase 4 wire (TBC)
ZONING	IM - MEDIUM INDUSTRIAL

OFFICE FEATURES

- Five (5) offices on main floor
- Two (2) washrooms, 1 kitchenette & storage
- One (1) open concept office on a concrete mezzanine & two (2) washrooms
- Spray foam providing R18 insulation

SHOP FEATURES

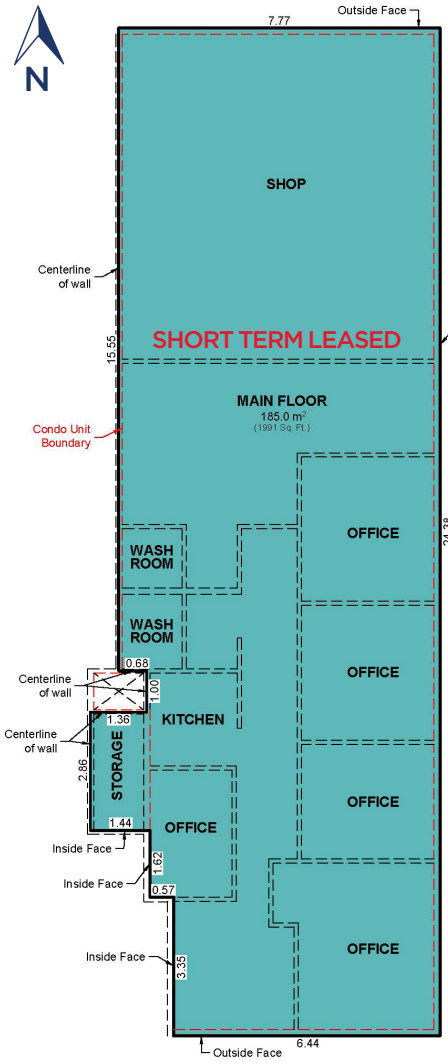
- Dual compartment sump
- Fluorescent and LED lighting
- Shop mezzanine with storage

YARD SHOP FEATURES*

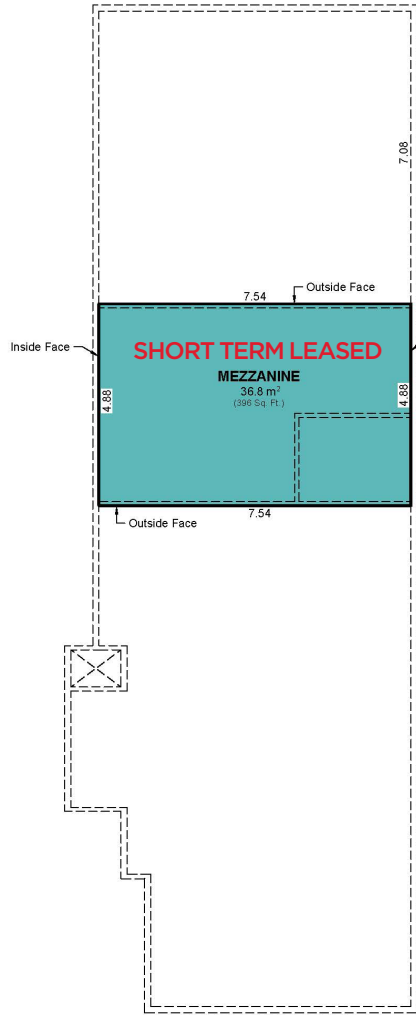
- ± 1,610 SF yard shop with 200 amp power, concrete floor, insulation & 10'H x 16'W grade door (not on title to the condominium)
- ± 800 SF cold storage with sliding door (not on title to the condominium)
- 6' fenced and gated yard surrounding property
- 3 dedicated and 3 random parking spaces available

*Storage yard/buildings are not on title but leased to the condo owner, under an Exclusive Use Agreement for \$100/month included in condo fees and are not part of this sale

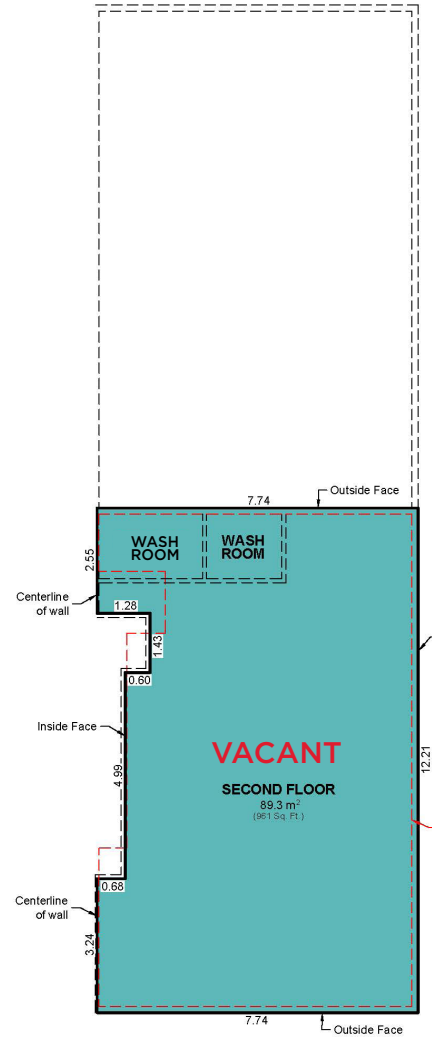
MAIN FLOOR PLAN



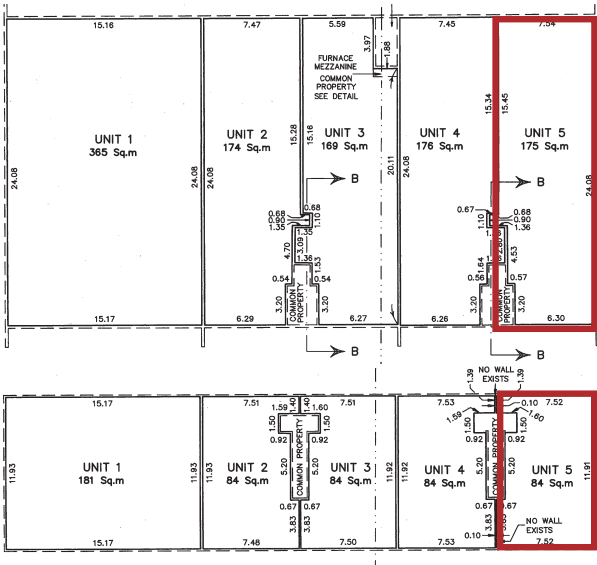
MEZZANINE FLOOR PLAN



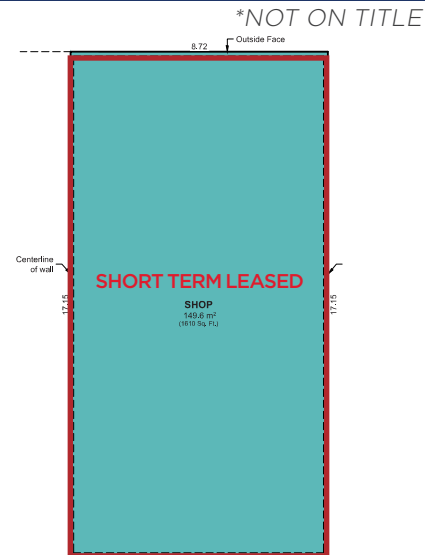
SECOND FLOOR PLAN



SITE PLAN



YARD SHOP PLAN*





DEMOGRAPHICS

NEIGHBOURHOOD POPULATION
(5 KM | 2024) **99,415**

AVERAGE HOUSEHOLD INCOME
(5 KM | 2024) **\$100,524**

VEHICLES PER DAY
156 STREET & 123 AVENUE EAST **30,100**

Presently 67% leased to short term tenants, generating ± \$29,647/ year or \$2,470/ month cash flow. 33% (961 sf second floor office) is vacant. Entire unit can be vacant for an owner/user. Ask agent for detail.

FINANCIAL DETAILS



\$449,000

Sale Price (not including storage sheds in yard)
Vendor will include \$20,000 - \$25,000 payment to condo corp's lawyer in trust for 3 years of levies at closing



\$12,543.49

Property Taxes (2024)



\$14,120 (\$1,176.59/Month)

Condo Fees (2024) Including: building repairs, maintenance, landscaping, snow removal, \$100/month yard shop rent, building insurance, professional fees, utilities (water & sewer), bank charges

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.