

Rare Freestanding Building With Yard

12124 - 121A Street
Edmonton, Alberta
www.cbre.ca

3,876 SF on ±0.13 Acres



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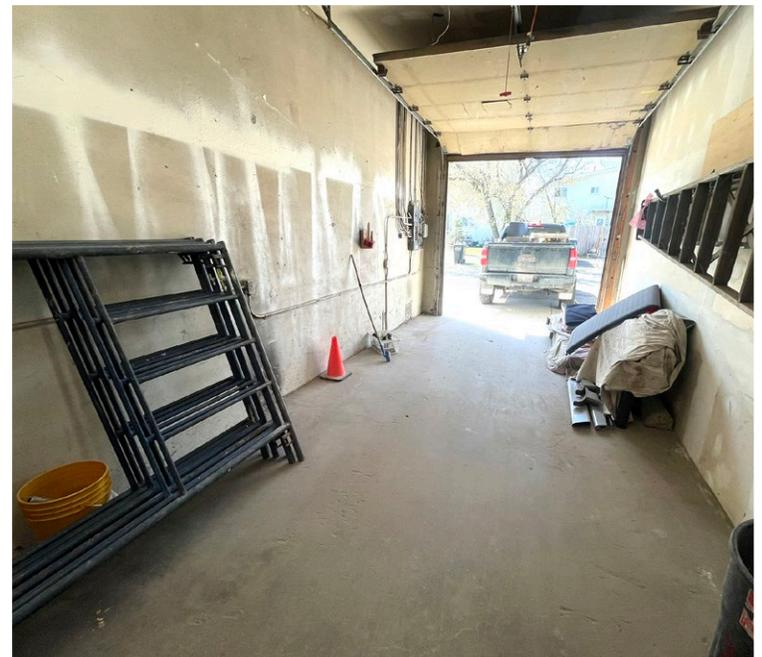
Rare Freestanding Building With Yard

Excellent north-central Edmonton location in the Prince Charles neighbourhood with easy access to Yellowhead Trail. The building features two grade loading doors, office space, a lunchroom, and washrooms.

For Sale

Legal Address	Plan RN64; Block 24; Lot 6
Zoning	IM - Medium Industrial
Site Size	±0.13 Acres
Year Built	1962
Available Area	3,876 SF (plus storage mezzanine, not included in SF)
Grade Loading	(2) 8' x 10'
Construction	Concrete
Column Spacing	Clear span

Ceiling Height	10'6" clear
Power	TBC
Heating	Radiant tube (warehouse) Forced air (office)
Lighting	Various
Fenced Yard	Yes
Taxes (2025)	\$12,334.34
List Price	\$575,000.00
Available	Immediately



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Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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