

**AVISON
YOUNG**

FOR SALE

13219 - 146 Street
Edmonton, AB



**Get more
information**

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**10,136 sf freestanding industrial
building on 1.01 acres**



Grade loading
with paved and
fenced yard



Convenient access to 156
Street, 149 Street, 137
Avenue St. Albert Trail
and Yellowhead Trail

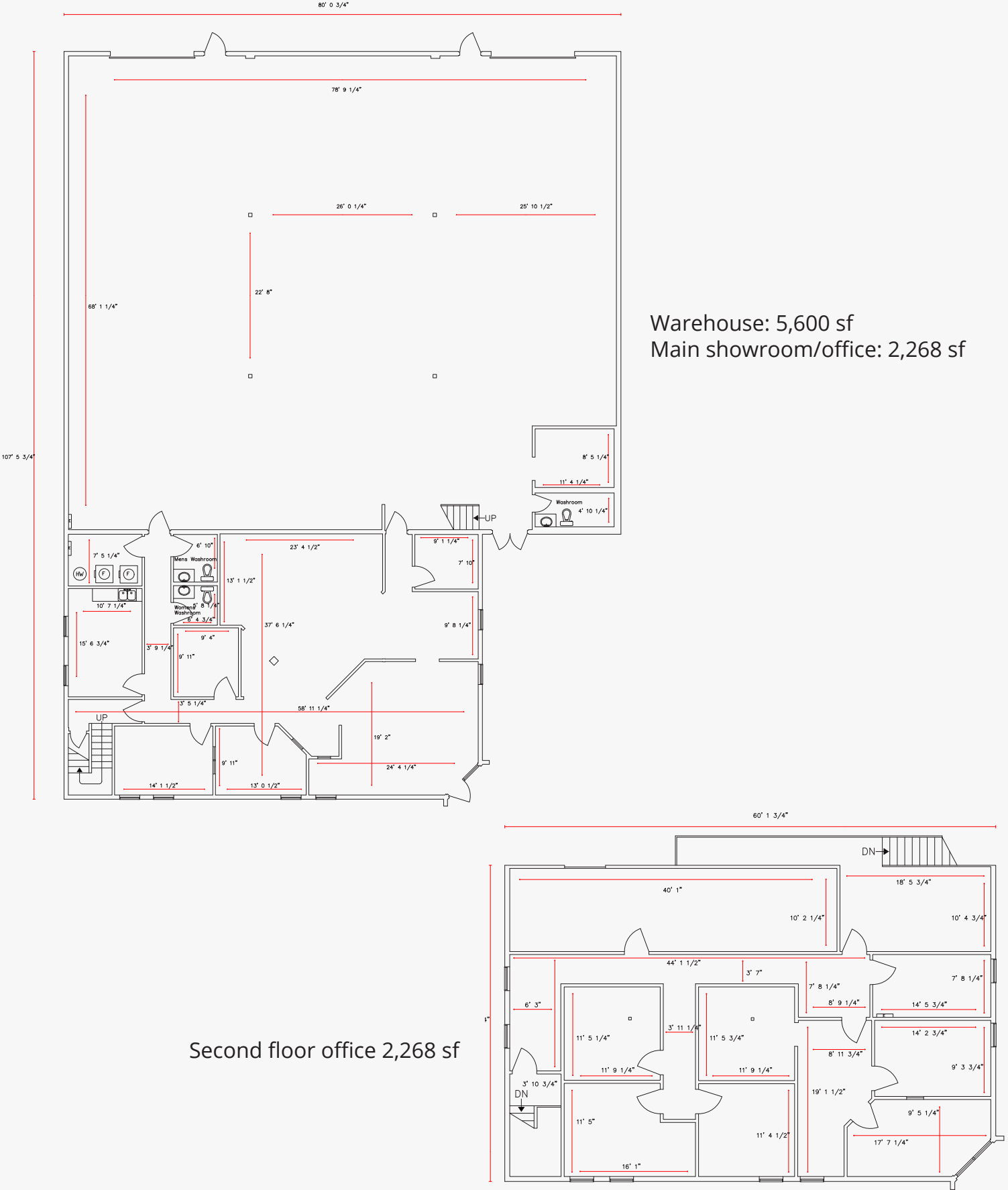


PROPERTY DETAILS

Municipal Address:	13219 - 146 Street Edmonton, AB
Legal Description:	Plan 7520908, Block 12, Lot 4
Zoning:	IM - Medium Industrial
Building Size:	Warehouse: 5,600 sf Main showroom/office: 2,268 sf Second floor office 2,268 sf Total: 10,136 sf
Site Size:	1.01 acres
Loading:	Grade (2)
Ceiling Height:	21'
Power:	200 Amp, 208 Volt
Year Built:	1995
Sale Price:	\$2,390,000
Property Taxes (2025):	\$56,078.30

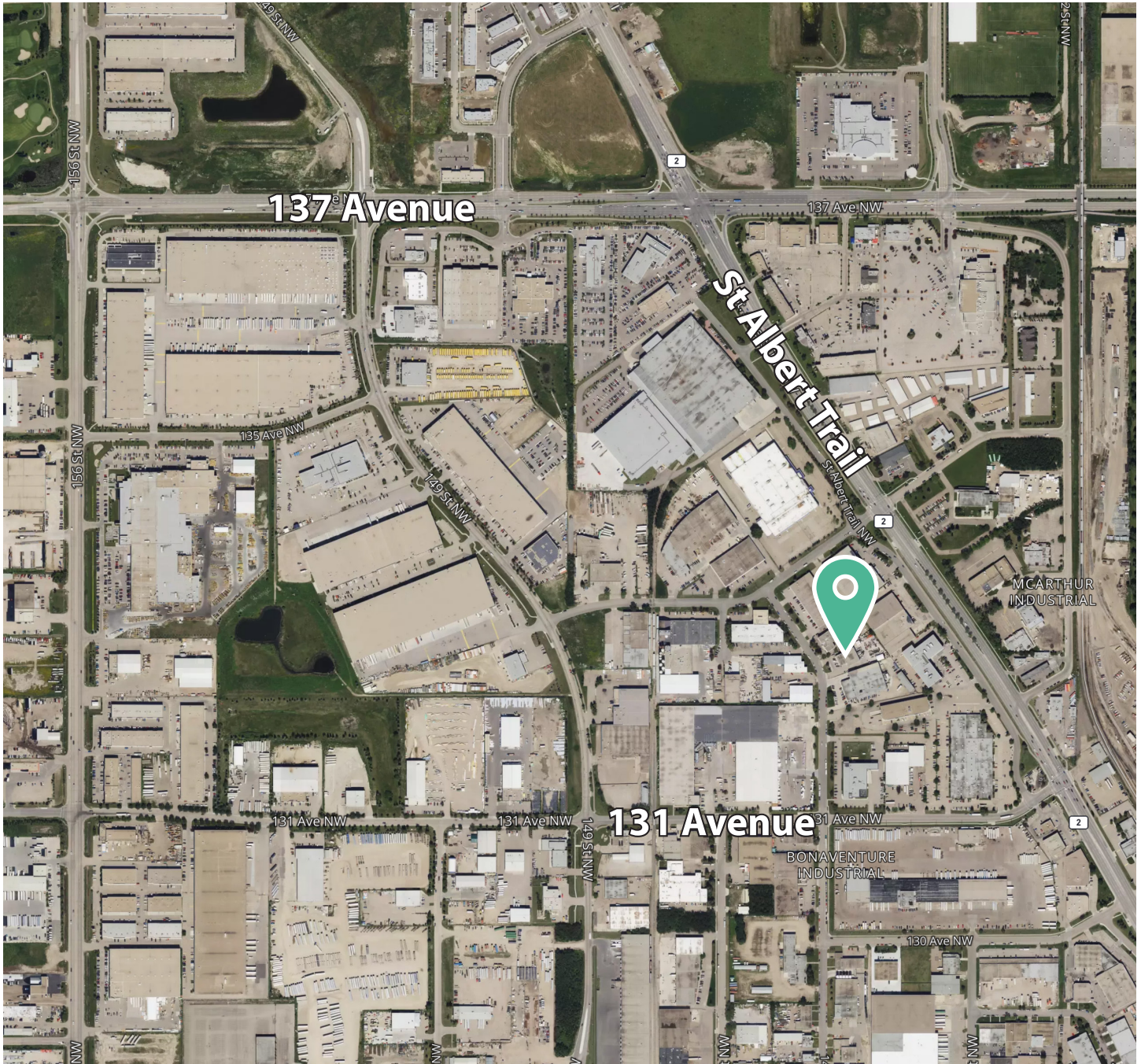


FLOOR PLANS



FOR SALE

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