



## Freestanding industrial building

- 41,349 sf building on 2.87 acres in northwest Edmonton
- 10,658 sf of office and showroom space across two floors
- LED lighting throughout the warehouse
- Fully fenced asphalt yard & marshalling area.
- Well located with close proximity to 149 Street and St. Albert Trail
- Easy access to both Yellowhead Trail and the northeast section of Anthony Henday Drive

### Get more information

**Grant Ranslam**

Principal  
+1 780 217 5292  
grant.ranslam@avisonyoung.com

**David St. Cyr**

Principal  
+1 780 964 4601  
david.stcyr@avisonyoung.com

[avisonyoung.com](http://avisonyoung.com)



For Lease or Sale

14635 - 121A Avenue, Edmonton, AB



Offering summary

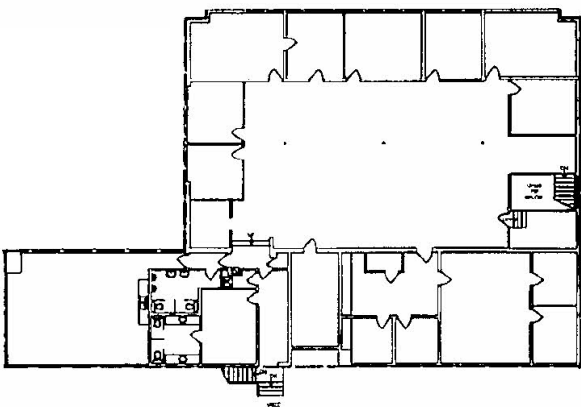
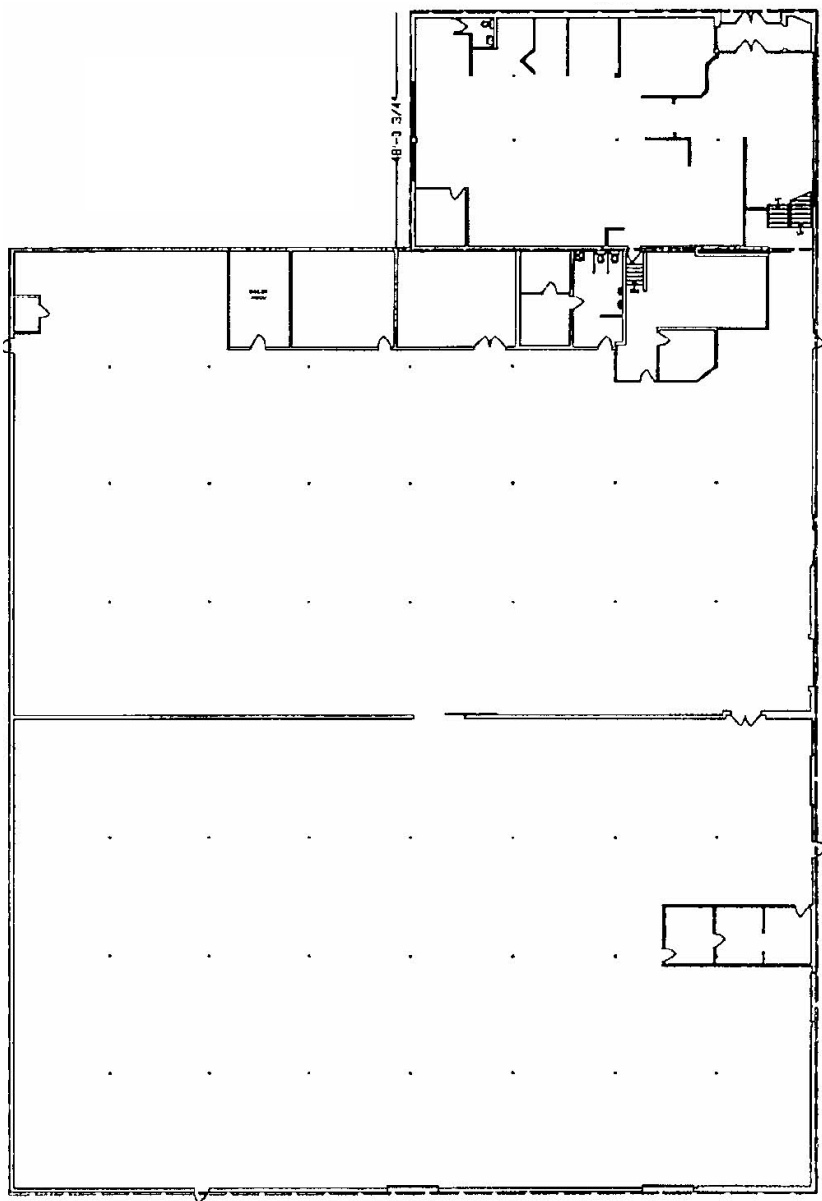
Legal Description:	Plan 5951KS Block 3 Lot 2
Available Area:	Office (two floors) 10,658 sf Shop/Warehouse 30,691 sf Total 41,349 sf
Site Size:	2.87 acres
Zoning:	IM - Medium Industrial
Loading:	Covered dock & ramped grade
Power	3 Phase 4 Wire 600 Amp 208 Volt
Ceiling Height:	15'
Operating Costs:	\$3.35 psf (2024)
Property Tax:	\$113,296.26 (2024 est.)
Lease Rate:	\$8.75 psf
Sale Price:	Market





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**Second floor**  
Office area - 6,780 SF

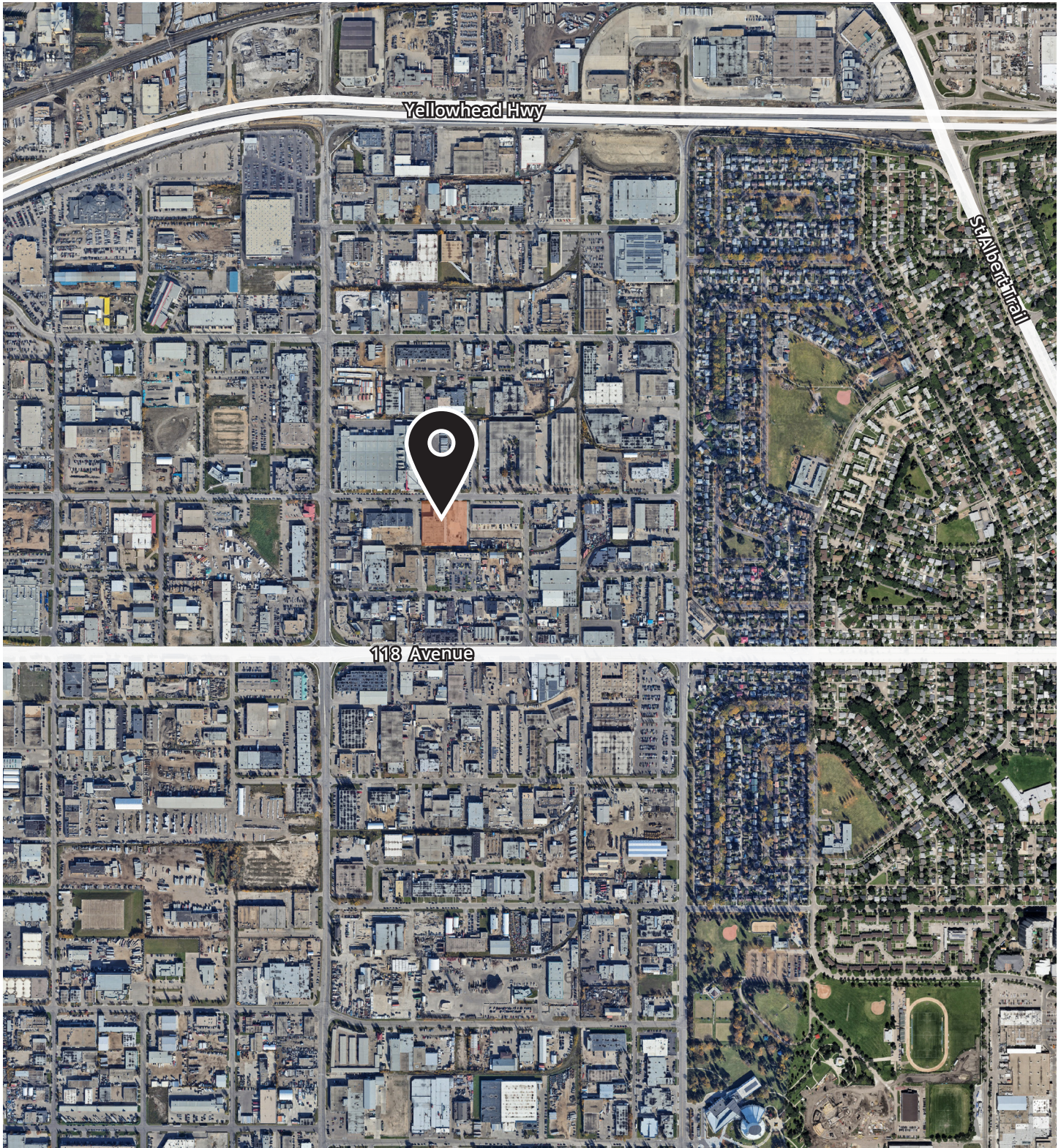
**Main floor**  
Office area - 3,878 SF  
Warehouse - 30,691 SF





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**AVISON  
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