

Warehouse Bay with Premium Office Build-Out

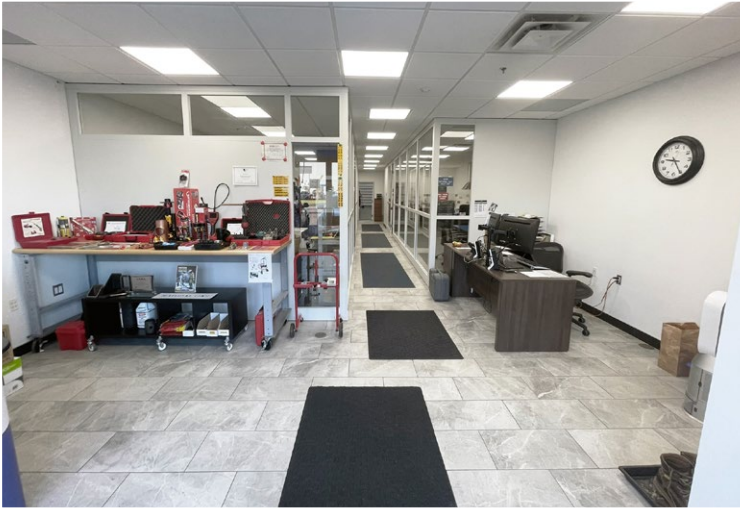
14169/71 - 162nd Avenue
Edmonton, Alberta
www.cbre.ca

Owner/User with Investment Income Opportunity



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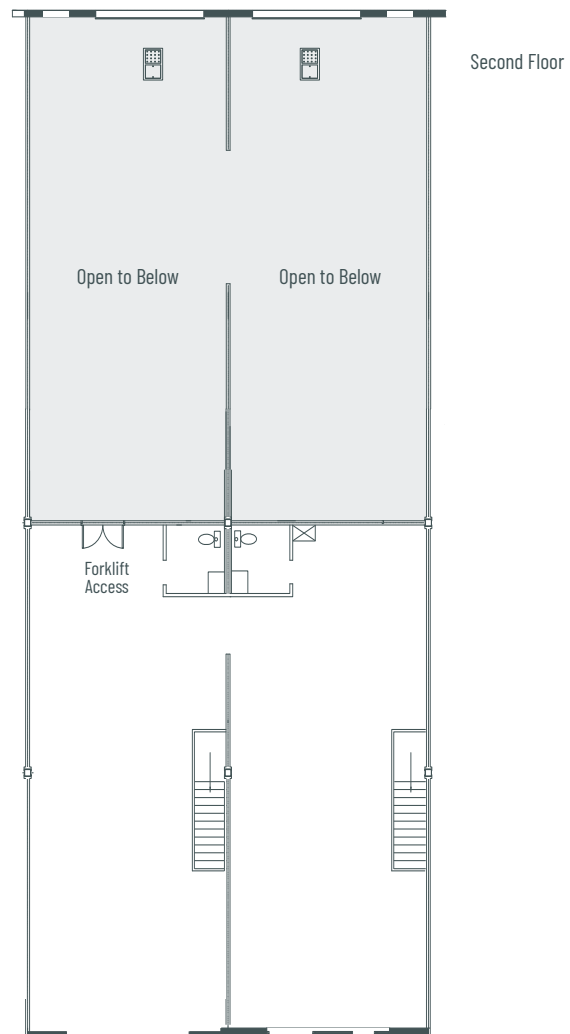
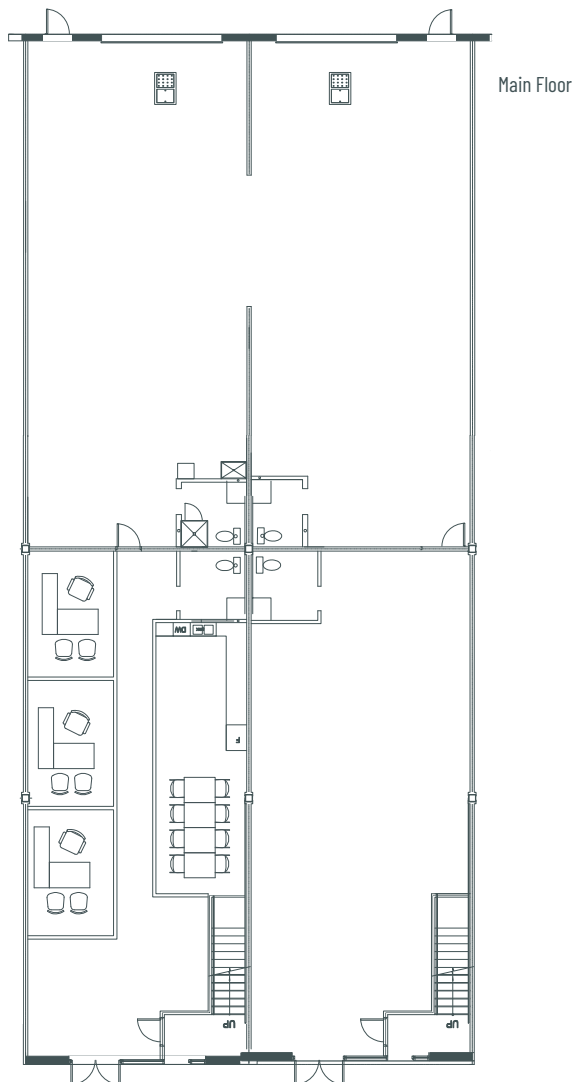
This industrial condominium is perfect for an owner/user to occupy the entire property or presents several options to partially occupy and create an additional income stream by leasing out excess space. Featuring premium office space and a spacious $\pm 3,000$ sq. ft. second floor area, the unit is ideally suited for businesses seeking a blend of functionality and professional appeal. Strategically located with excellent access to major transportation routes including Anthony Henday Drive, 137th Avenue, and St. Albert Trail via 142nd Street, the property offers outstanding connectivity for logistics and commuting.

Legal Address	Condominium Plan 1622900; Units 9 & 10	
Zoning	BE - Business Employment	
Year Built	2015	
Available Area	Main Floor Office	±1,499 sq. ft.
	Second Floor Office	±2,988 sq. ft.
	Warehouse	±4,748 sq. ft.
	Total	±9,235 sq. ft.
Second Floor Office	Reinforced concrete slab & metal joist	
Grade Loading	(2) 14' x 16'	
Construction	Concrete tilt-up	
Ceiling Height	25' clear	
Power	120/208 volt, 200 amp, 3 Phase, & 347/60 volt, 125 amp, 3 Phase <i>*To be confirmed by the Purchaser</i>	
Heating	Rooftop gas fired unit heaters & radiant tube	

Office A/C	Yes	
Downdraft Fans	Yes	
Security	Security gates installed on front windows	
Lighting	Office	LED & T5
	Warehouse	Hi-Output LED
Sprinklers	Yes	
Sumps	(2) dual-compartment	
Fibre	Fibre internet with Cat 6 wiring throughout	
Condo Fees (2025)	\$1,520.07 per month (both units)	
Taxes (2025)	\$36,075.55	
Sale Price	\$1,982,000	
Available	90 days notice	

Floor Plan

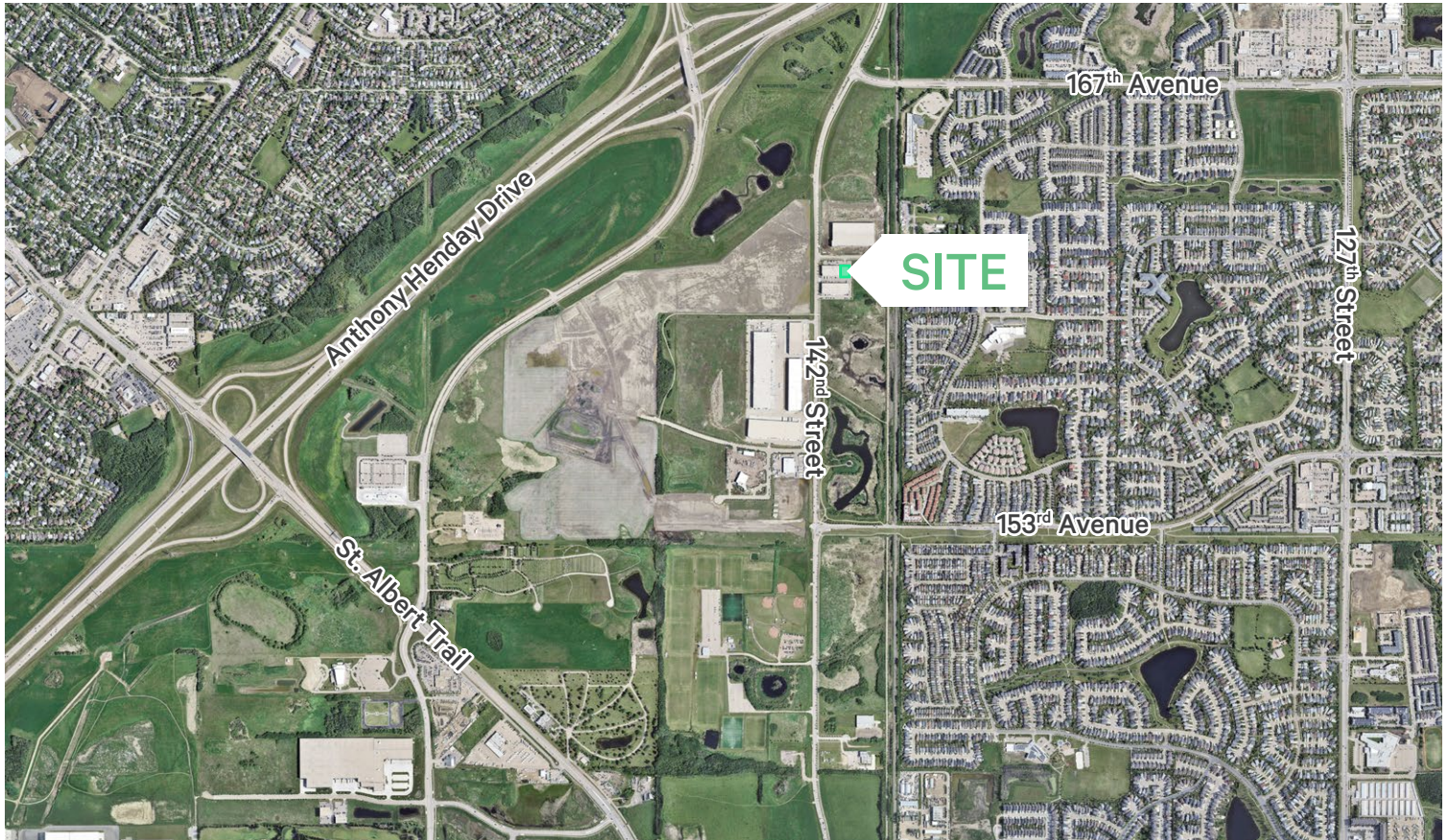
*Not to scale and for reference purposes only



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For Sale



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*Lead Broker

*(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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