

SINGLE TENANT BUILDING

14735 - 124 Avenue, Edmonton

-  Easy access to 149 Street, Yellowhead Trail, 118 Avenue and other major arterial roads in northwest Edmonton
-  Roof recently replaced (2022)
-  Exterior of building freshly painted (2025)
-  Dock & grade loading
-  Fully paved and fenced site with two rolling gates
-  Sprinklered
-  Outdoor storage available



105,930 SF

Available December 1, 2026

PROPERTY DETAILS



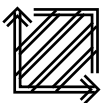
MUNICIPAL ADDRESS

14735 - 124 Avenue, Edmonton, AB



LAND USE

BE - Business Employment



SITE AREA

4.02 Acres



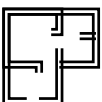
LOADING/DOORS

7 dock doors (8' x 10')
1 dock door (12' x 10')
1 ramped to grade (8' x 10')



ELECTRICAL SERVICES

800A, 120/208V-3 phase 4-wire



BUILDING AREA

6,088 SF - main floor office
78,073 SF - warehouse
6,088 SF - second floor office
15,145 SF - second floor storage mezzanine
105,930 SF



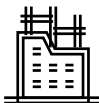
LEGAL DESCRIPTION

Plan 7069 KS, Block 5, Lots 12, 13, 14



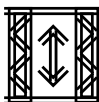
SITE COVERAGE RATIO

48.4%



YEAR BUILT

1967 with an addition in 1998



CEILING HEIGHT

22' to eaves



RENTAL RATE

\$9.00 PSF



OPERATING COSTS (TENANT MANAGED PROPERTY)

\$3.10 PSF | Property Taxes & Insurance
+ mangement fee (5% of base rent)





Let's talk.

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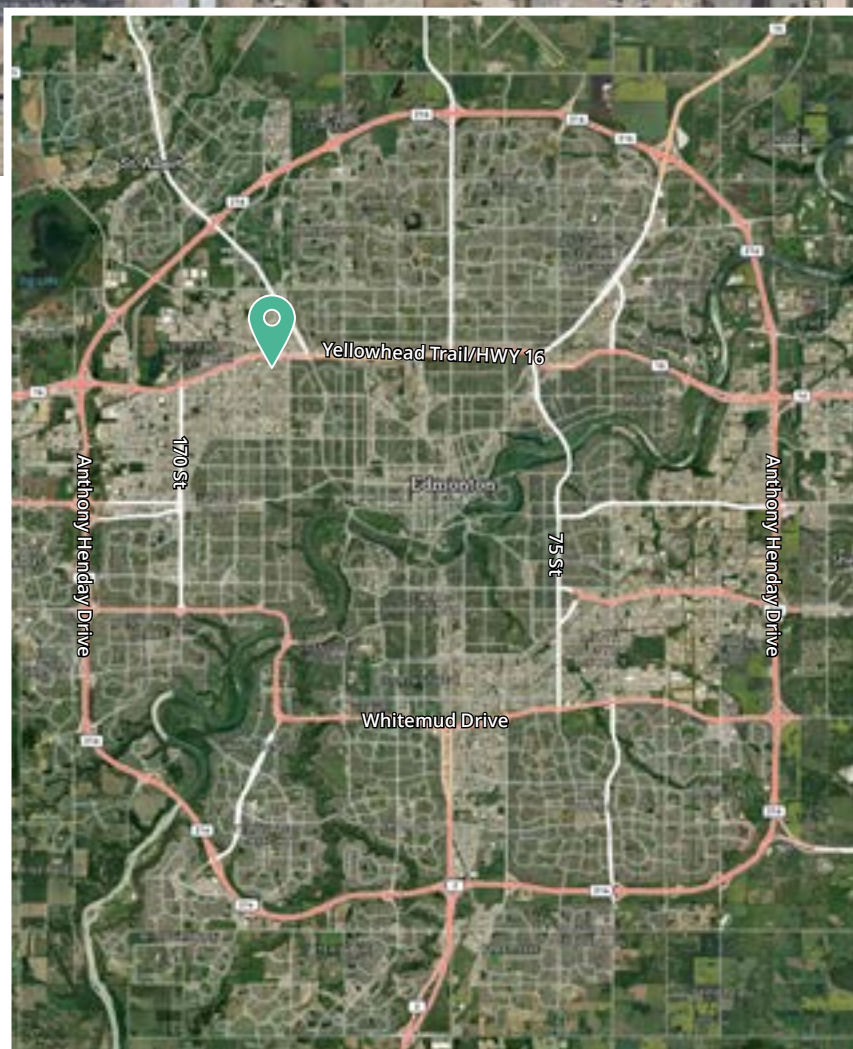
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