



Hagmann Estate Industrial

OWNER-USER / INVESTMENT OPPORTUNITY

12515 - 129 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

NAICommercial

PRIME 9,100 SQ.FT.± STAND-ALONE INDUSTRIAL PROPERTY

EXCEPTIONAL OWNER-USER OR INVESTMENT OPPORTUNITY

Discover a rare opportunity to own a highly functional and versatile industrial property offering approximately 9,100 square feet of well-maintained space. This stand-alone building provides excellent flexibility for a variety of industrial, distribution, or service-based businesses.

Currently demised into three individual bays, the building offers the potential to be further subdivided into four bays, maximizing income potential or providing the ideal layout for multi-tenant occupancy.



Clear Height: 20 feet — perfect for warehousing, manufacturing, or mezzanine expansion.



Grade-Level Doors: Four (4) oversized 12' x 16' grade-level doors for easy loading and unloading.



Building Layout: Functional design with flexible bay sizes, ideal for owner-use, leasing, or mixed operations.

Strategically located with convenient access to major transportation routes including Yellowhead Trail, St. Albert Trail, and Anthony Henday Drive, this property ensures excellent connectivity throughout Edmonton and beyond.

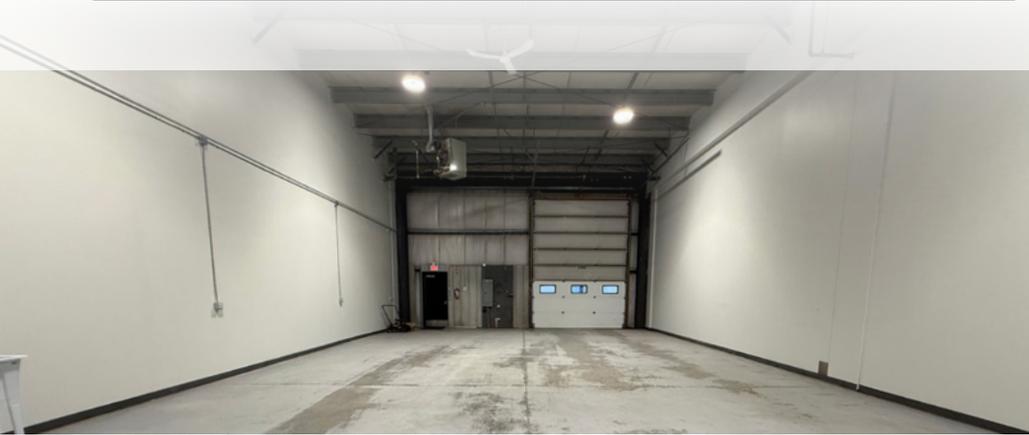
This is an excellent opportunity for owner-occupiers seeking a modern, efficient space, or investors looking for a strong-performing asset with multi-tenant potential in a highly desirable industrial corridor.

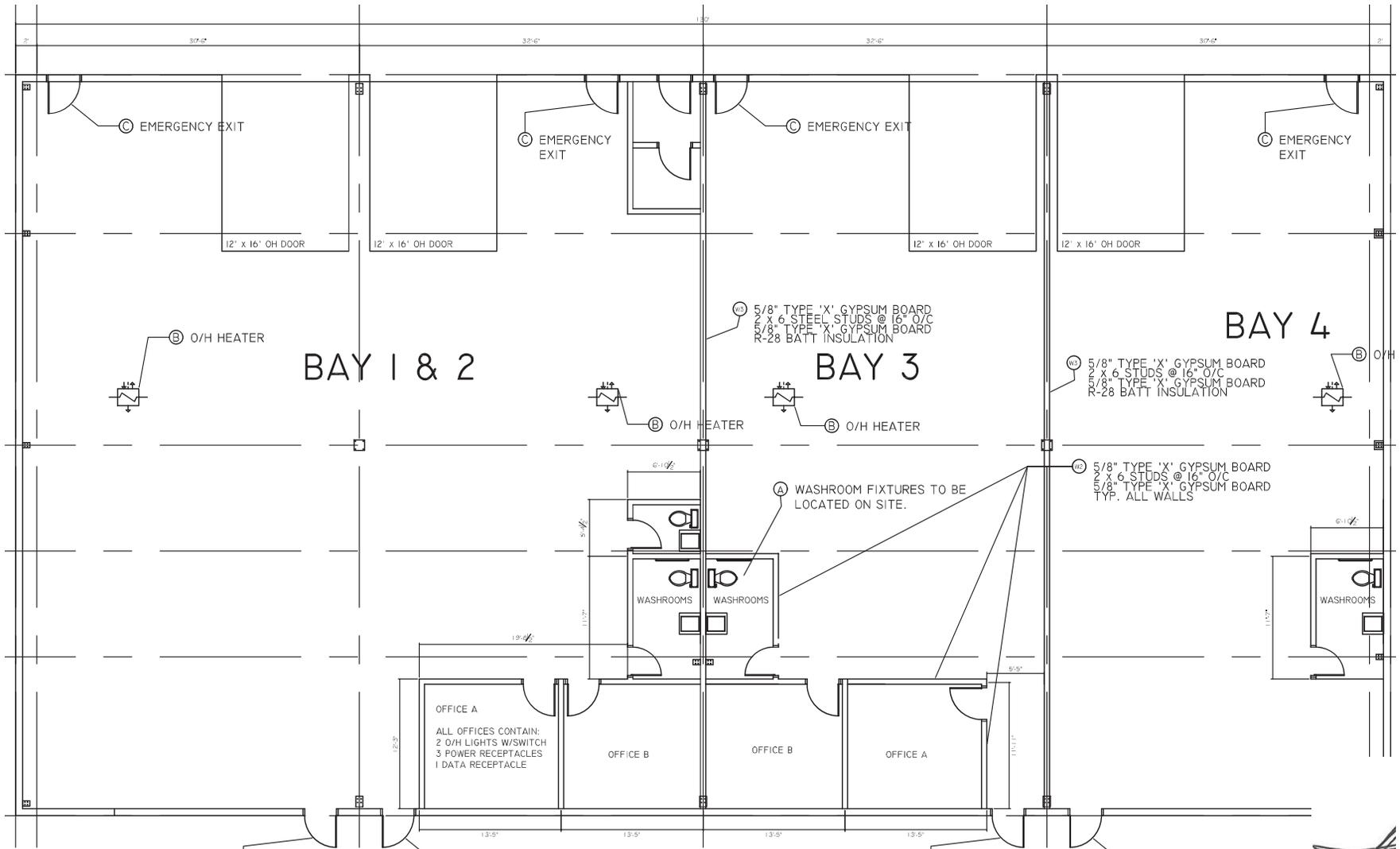


Additional Information

BUILDING SIZE	9,100 sq.ft.±
LEGAL DESCRIPTION	Plan: 2090AH, Block: 36, Lots: 25-28
ZONING	Medium Industrial (IM)
AVAILABLE	Immediately
YEAR BUILT	2012
CEILING HEIGHT	20' clear
HEATING	Forced air

POWER	600 Amps, 120/208 Volts, 3 Phase
LIGHTING	LED
LOADING	(4) 12'x16' grade level
SITE/YARD SIZE	0.42 acres±
PROPERTY TAXES	\$46,182.95 (2025)
SALE PRICE	\$2,100,000





Hagmann Estate Industrial

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

NAICommercial

📍 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

📞 780 - 436 - 7410

💻 www.naiedmonton.com