

# FOR SALE

## INDUSTRIAL CONDOMINIUM

15338 - 123 AVENUE | EDMONTON, AB

PRICED  
REDUCED TO  
**\$1,120,000**  
**\$1,050,000**



Situated on a high traffic thoroughfare in Gagnon Estate Industrial, the subject property is located along 123 Ave, easily accessible from the Yellowhead Highway and 156 Street and has the following highlights:

- ± 5,802 square foot industrial end-cap condominium, plus ± 2,100 square feet of cold storage (leased to the owner by an Exclusive Use Agreement)
- Ideal for owner/user investment and also requiring second floor office, plus some cashflow
- Gated, secured, dual access
- 4 parking stalls in front of condo, 4 stalls behind the condo, 6 stalls in front of yard shop, 3 dedicated against the fence and random stalls on the west side of the property
- Upgrades to the entire building and property include: fire rated partition between office/shop with rated hollow metal doors, pressed steel frames and closures, all asphalt yard (2022), yearly roof maintenance program and alarm system
- In unit upgrades include: core click flooring (2020), new water tank (2021) and new men's toilet (2025)

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# FOR SALE | GAGNON INDUSTRIAL CONDOMINIUM



MAIN FLOOR OFFICE



MAIN FLOOR LUNCHROOM



2ND FLOOR HALLWAY/OFFICES

## MUNICIPAL

15338 - 123 Avenue | Edmonton, Alberta

## LEGAL

Plan 9620170, Unit 1

## YEAR BUILT

1982

## UNIT SIZE

± 1,934 SF Second Floor Office  
± 1,934 SF Main Floor Office  
± 1,934 SF Shop  
± 5,802 SF Total Unit Size

## CONSTRUCTION

Concrete walls, mezzanine & steel structure

## CEILING HEIGHT

16' in shop, 12' in cold storage only

## LOADING

(2) 12'H x 10' W grade door

## POWER

200 Amp / 208 volt / 3 phase / 4 wire (TBC )

## ZONING

IM - Medium Industrial ⓘ

## COMMENTS

Presently 84% leased to short and long term tenants, generating ± \$46,484 per year or \$3,874 per month cash flow. 16% remaining, which is ideal for an owner/user requiring second floor office space (currently vacant) plus the added income



2ND FLOOR OFFICE



YARD SHOP

## OFFICE FEATURES

### MAIN FLOOR

8 offices, 1 large lunchroom, 2 washrooms, high velocity water heater

### SECOND FLOOR

8 offices, 1 boardroom, 1 washroom

### SHOP

1 dual compartment sump, tool crib & storage, boiler heat with fan plus 2 ceiling fans

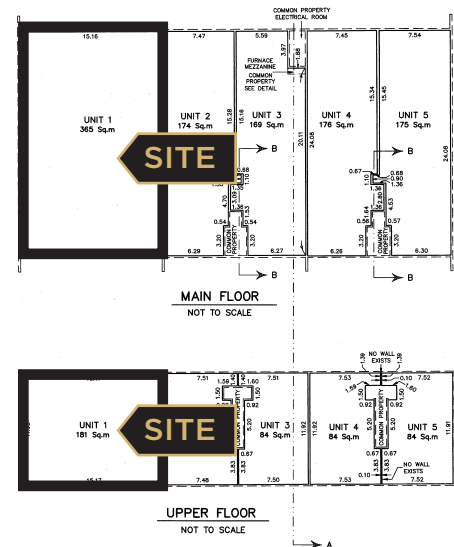
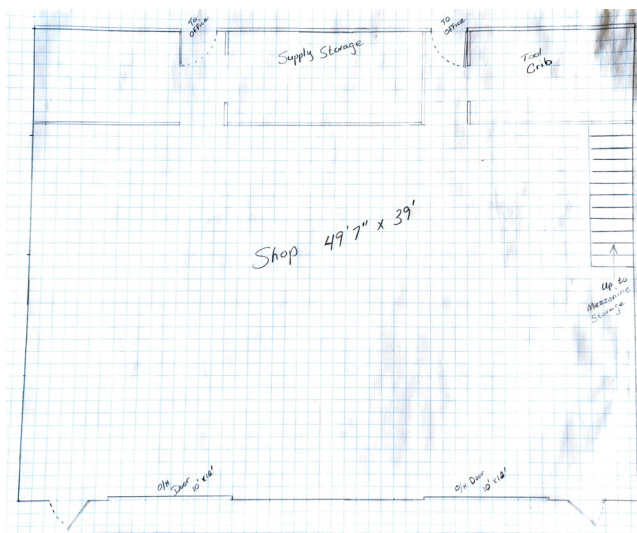
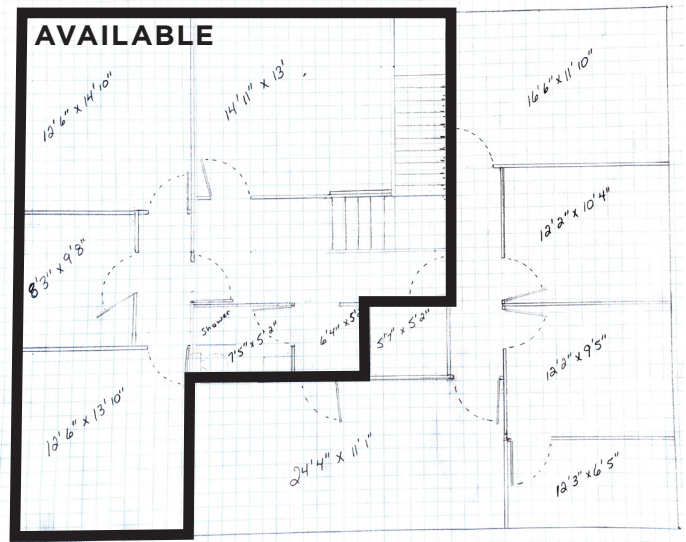
## YARD SHOP FEATURES

- 15' x 60' cold storage lean-to
- 20' x 60' cold storage with concrete floor
- 6' fenced and gated yard surrounding property
- 4 dedicated and 14 random stalls behind and west of condo

*\*Storage yard/buildings are not on title and are not part of the sale, but leased to the condo owner, under an Exclusive Use Agreement for \$100/month included in condo fees.*



Hand-drawn floor plan of a house on graph paper. The plan shows a front porch (10'5" x 13') and a back porch (16'5" x 13'2"). The main living area includes a living room (11'3" x 9'), a dining room (10'6" x 12'5"), a kitchen (10'9" x 16'), and a breakfast room (9'5" x 10'). There is also a bathroom (5'4" x 6") and a bedroom (9'5" x 16'). A central hallway connects the rooms. A staircase labeled "Under Stair Storage" is located near the living room. The overall dimensions of the house are 39' by 49'7". The drawing is done in blue ink on graph paper.



*The floor plans provided is for illustrative purposes only and is not to scale.*



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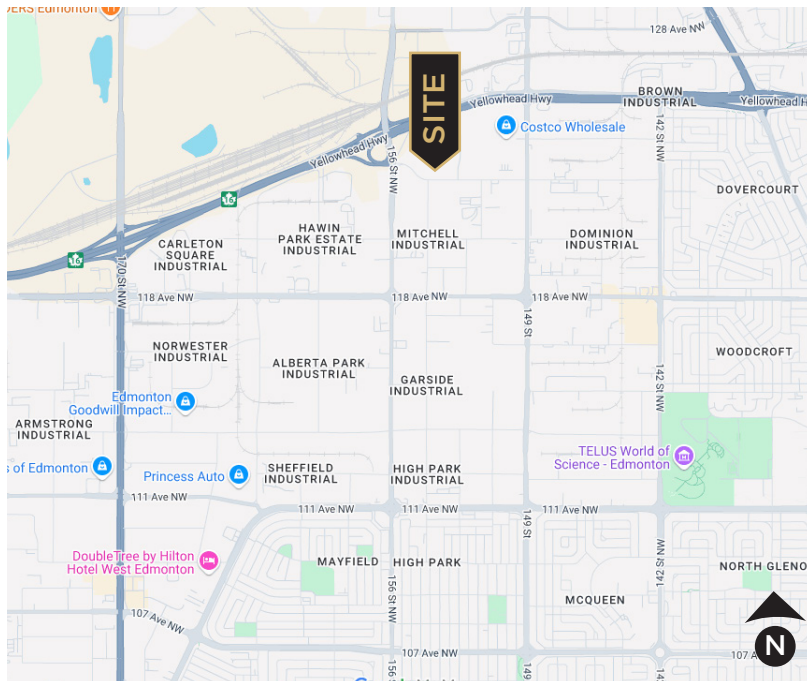
SHOP



COLD STORAGE & SHOP



RANDOM PARKING TO WEST



PRICE JUST REDUCED!

SALE  
PRICE

~~\$1,120,000~~

**\$1,050,000**

(not including storage sheds in yard)

PROPERTY TAXES  
2025

**\$26,420.54**

CONDO FEES  
2025

**\$28,238.16 per Annum  
or \$2,353.18 per month**

Condo Fees include building repairs/maintenance, landscaping, snow removal, \$100/month yard shop rent, building insurance, professional fees, utilities (water & sewer), bank charges. Janitorial and garbage removal are excluded.



NEIGHBOURHOOD  
POPULATION  
(5 KM | 2023)

99,415



5-YEAR GROWTH  
FORECAST  
(5 KM | 2023-2028)

2.9%



AVERAGE HOUSEHOLD  
INCOME  
(5 KM | 2023)

\$100,524



TRAFFIC COUNTS  
156 STREET NW &  
123 AVENUE NW (2018)

30,100

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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