

# FOR SALE

## TWO INDUSTRIAL BUILDINGS, BUSINESS & EQUIPMENT

**NAI**Commercial



**12132/36 - 121A STREET | EDMONTON, AB | INDUSTRIAL BUILDINGS**

Exceptional opportunity to own a long-standing business in a prime location. This rare offering includes the fully operational business, real estate, all essential equipment, and a second building to be sold as part of the package.

### PROPERTY HIGHLIGHTS

- Long term active business with an established customer base
- Strategically located with easy access
- 12136 recently renovated
- Expansive concrete apron/driveway ideal for heavy equipment or high-traffic flow
- Complete equipment list and financials available upon signing NDA

#### COLTON COLQUHOUN

Associate Broker  
780 830 9120  
colton@naiedmonton.com

**SALE PRICE: \$3,500,000**



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



780 436 7410

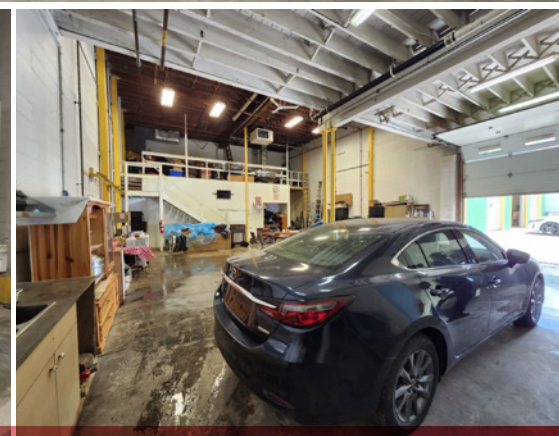
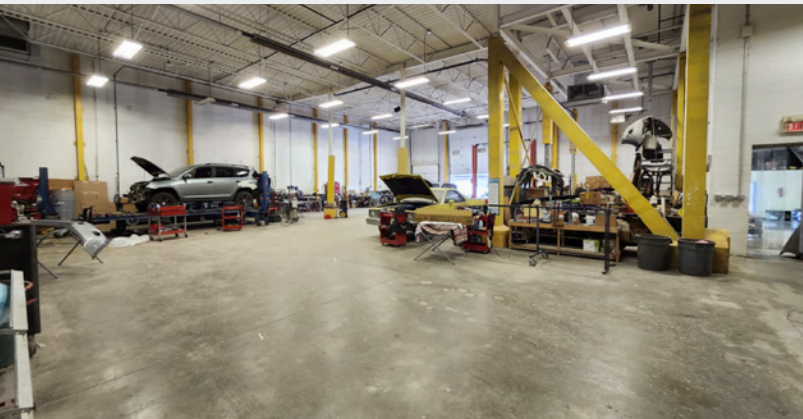


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### BUILDING 1 INFORMATION

BUILDING SIZE	9,600 sq.ft.±	DRAINAGE	2 trench drains in driveway
LEGAL DESCRIPTION	Plan RN64, Block 24, Lots 9 & 10	HEATING	Shop - Radiant and Overhead Forced Air, Office - Furnace
ZONING	IM (Medium Industrial)	YARD	Northern lot yard leased from City for \$1,300 /month. Potential to Purchase
SITE SIZE	0.26 acres±	POWER	1,600 amps, 600V, 3 phase, 4 wire
YEAR BUILT	1965	PROPERTY TAXES	TBD
NEIGHBOURHOOD	Prince Charles	NOTES	<ul style="list-style-type: none"> <li>Compressor with Airlines throughout shop</li> <li>Make-up Air</li> <li>Paint booth</li> <li>Ceiling fans</li> <li>Waterlines throughout</li> </ul>
CONSTRUCTION	Concrete block		
LOADING	4 grade doors		
CEILING HEIGHT	18'7" under truss		
BUILDOUT	Roughly 1,000 sq.ft. of office		
ROOF	Tar and gravel		



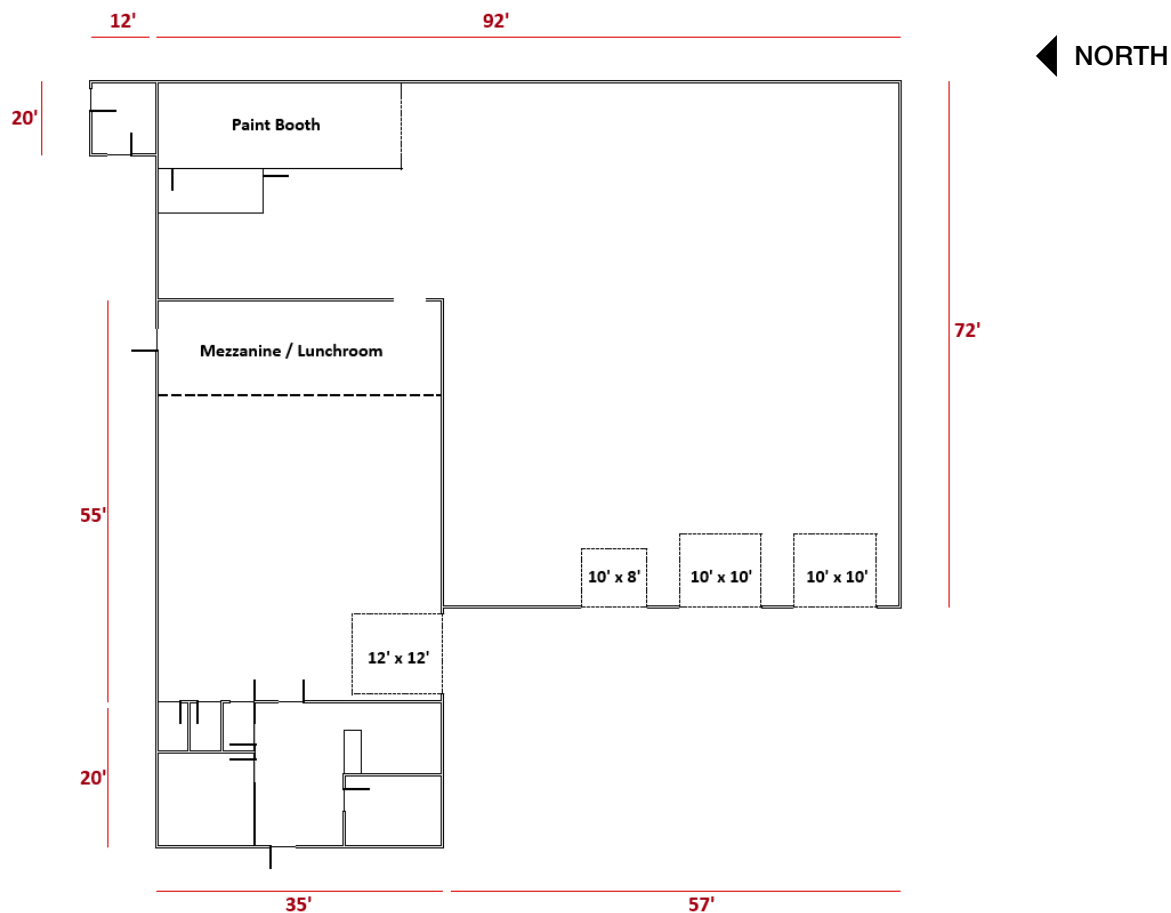


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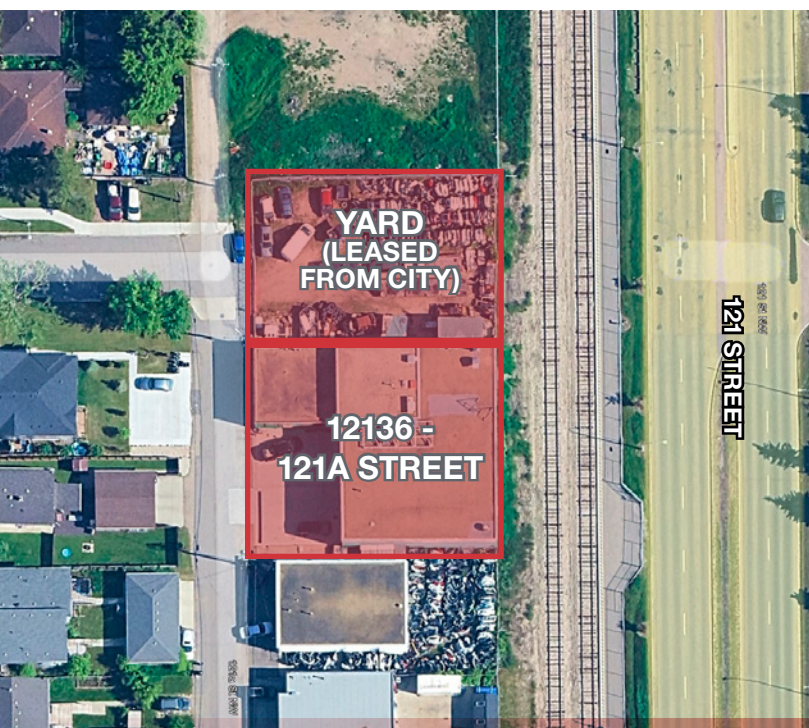
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FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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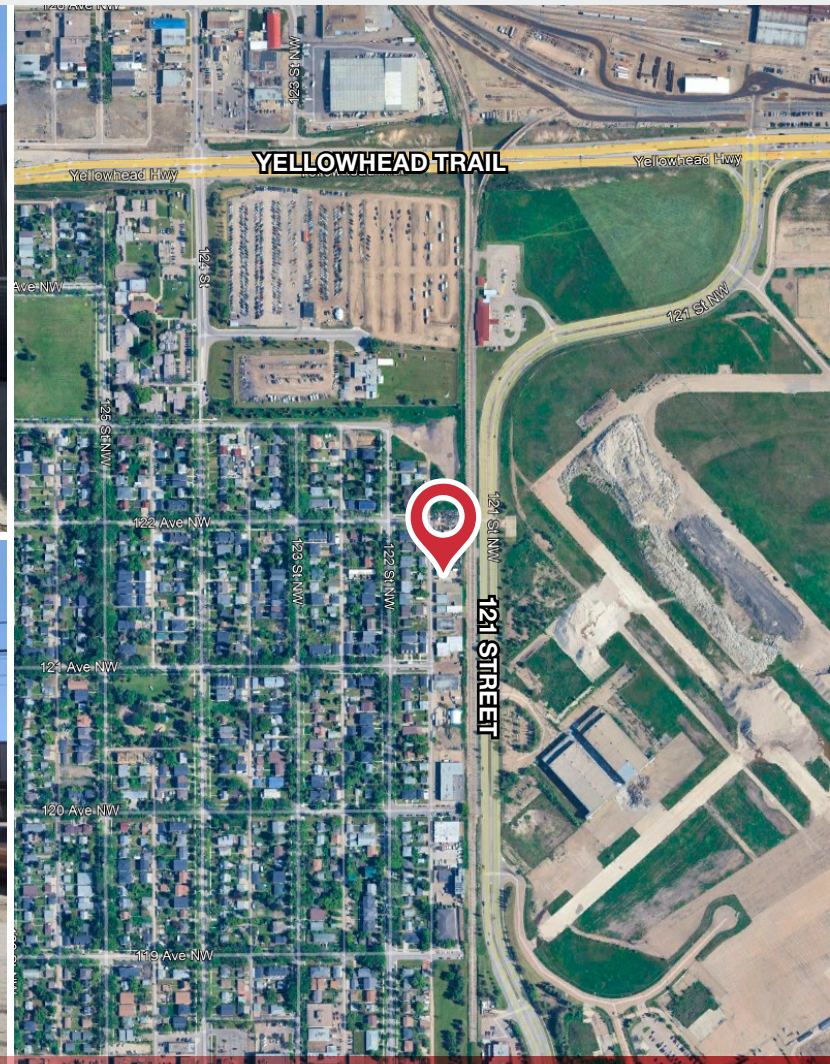
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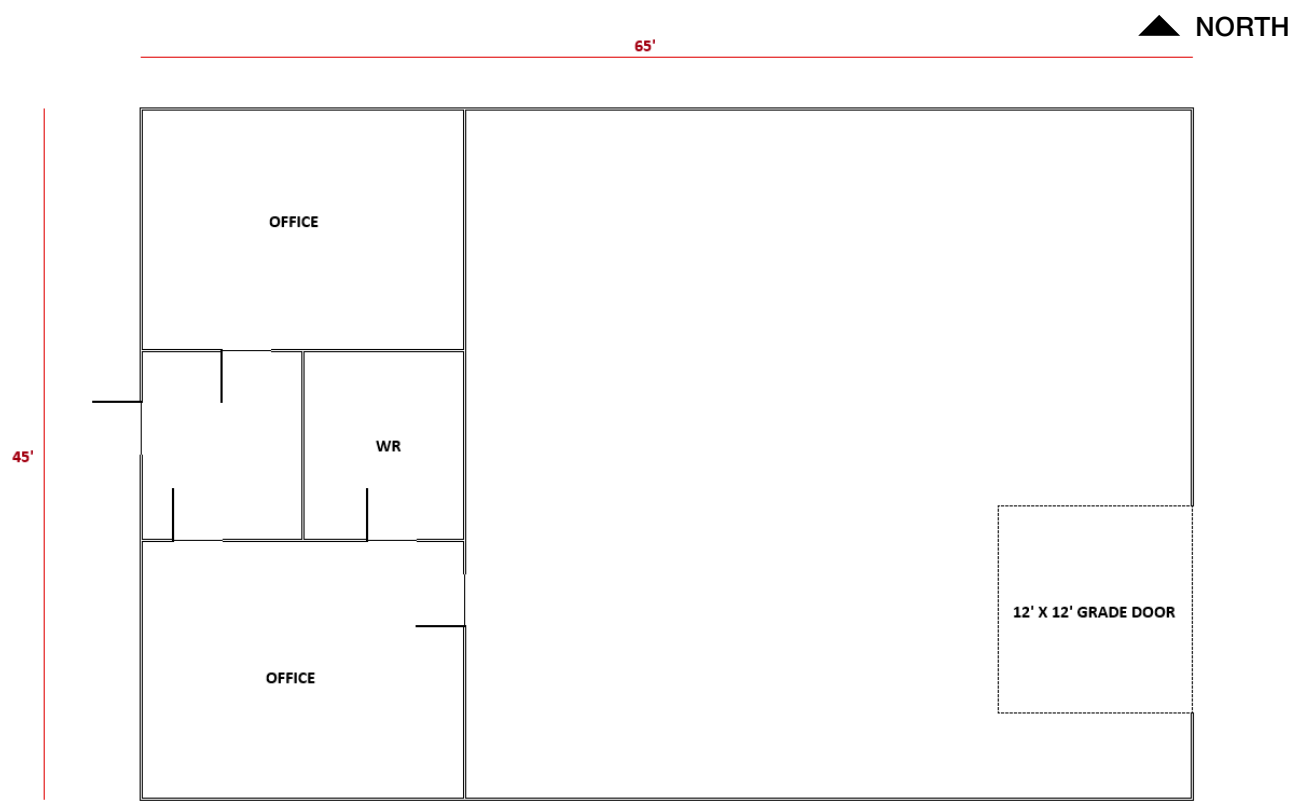


## BUILDING 2 INFORMATION

BUILDING SIZE	2,925 sq.ft.±	CEILING HEIGHT	14' clear
LEGAL DESCRIPTION	Plan RN64, Block 24, Lots 8	BUILDOUT	2 offices, washroom and shop
ZONING	IM (Medium Industrial)	ROOF	Tar and gravel
SITE SIZE	0.13 acres±	HEATING	Shop - Overhead Forced Air, Office - Furnace
YEAR BUILT	1983	YARD	Fenced and gated yard
NEIGHBOURHOOD	Prince Charles	POWER	TBC - Separately metered
CONSTRUCTION	Concrete block	TENANT	Month to month lease paying \$3,000 / month + Power bill
LOADING	(1) 12'x12' grade doors	PROPERTY TAXES	\$22,462.42 (2025)
		NOTES	<ul style="list-style-type: none"><li>Shop has exhaust fans</li></ul>







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