

**OWNER-USER
OPPORTUNITY**



14611 131 Avenue, Edmonton

Multi-Tenant Industrial Building



PROPERTY DETAILS

Address:	14611 131 Avenue, Edmonton AB
Legal:	Plan 2119NY, Block 7, Lot 1
Zoning:	Medium Industrial (IM)
Site Size:	0.76 Acres(+/-)
Building Size:	12,800 SF (+/-)
Property Tax:	\$58,678.93 (2026 estimate)
Sale Price:	\$2,750,000.00



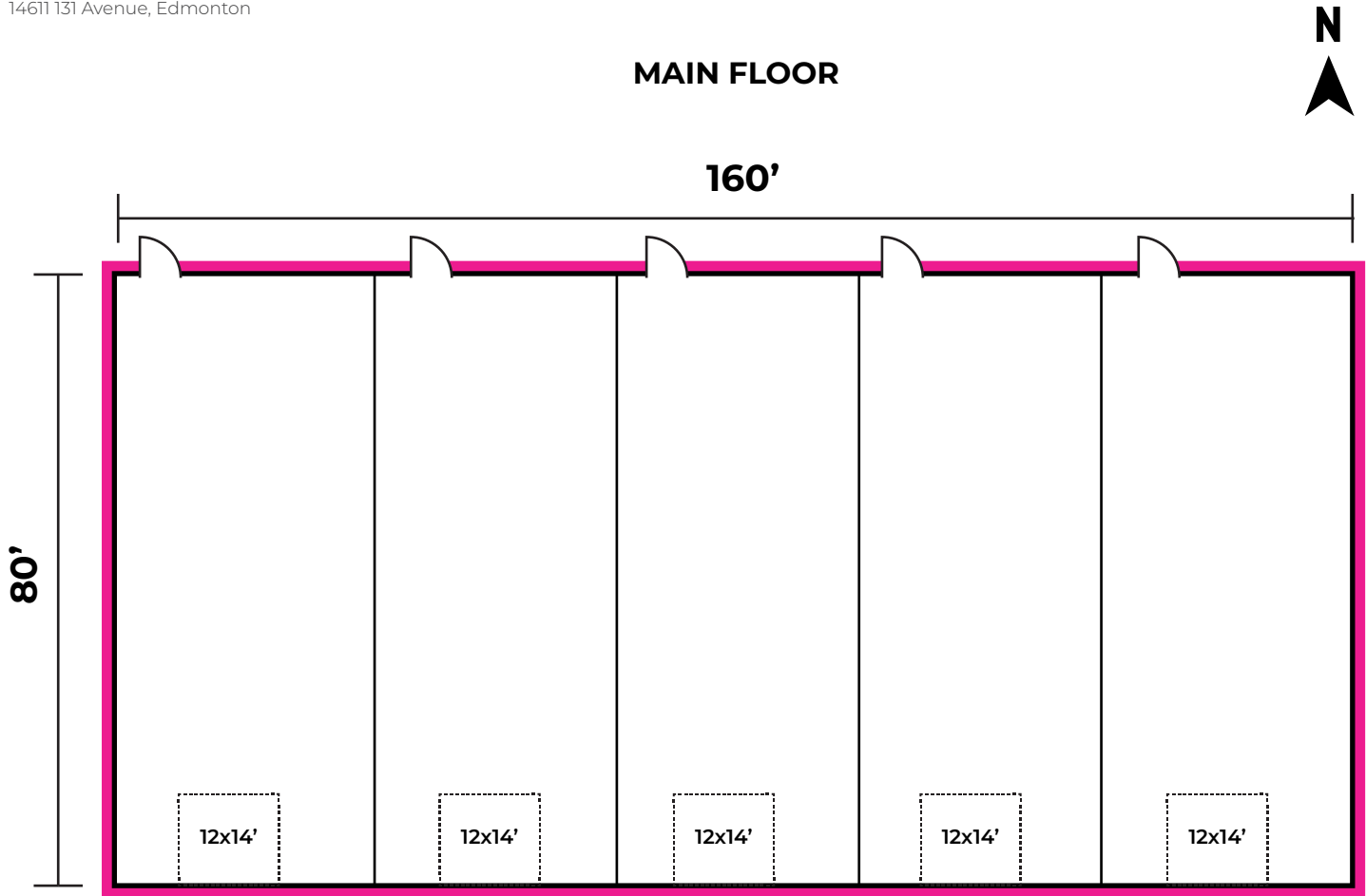
PROPERTY HIGHLIGHTS

- 12,800 SF multi-tenant property ideal opportunity for investors seeking an income-producing industrial asset
- 100% leased with a proven history of full occupancy. Stable, diversified tenant mix providing consistent cash flow - month to month leases providing purchasing flexibility
- 5 x 12' x 14' grade loading doors with sunshine panels
- Functional small-bay layout catering to industrial or AUTO related businesses
- FLEXIBLE LEASES - Ideal for an owner-user



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PROPERTY DETAILS

Construction:	Masonry
Stories:	1
Yard:	Fully Fenced, Gated & Paved
Heat:	Forced Air
Power:	600V, 200Amp, 3 Phase - TBC
Loading:	5 x 12' x 14' Sunshine Grade Loading Doors
Ceiling Height:	19' (17' clear) - TBC
Parking:	25 Surface



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



Masonry Construction with Updated Roof



Paved Yard with Catch Basin



5 x 12' x 14' Sunshine Grade Loading Doors



Fully Fenced & Gated | 17' Clear Ceiling Height

Neighbourhood features:



BUSINESS PARK



AIRPORT



HWY ACCESS



RESTAURANTS



**NEIGHBORHOOD
HIGHLIGHTS**

- Excellent Northwest Edmonton location.
- Convenient access to Yellowhead Trail, St. Albert Trail, and Anthony Henday Drive.
- Well-connected to Edmonton's major transportation network for efficient distribution and logistics.
- Located in a mature industrial area surrounded by a wide range of industrial, manufacturing, and service businesses.



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