



**PRICE  
REDUCED!  
NOW: \$2.75M**

**15712 - 112 AVENUE NW | EDMONTON, AB | INDUSTRIAL**

**PROPERTY DESCRIPTION**

- Comprised of 14,128 sq.ft.± main floor and 4,741 sq.ft.± second floor office, for a total main building size of 18,869 sq.ft.±
- 760 sq.ft.± storage building included in sale
- Fenced and secured parking lot or storage area
- Recessed dock loading and three 12' x 12' grade loading doors
- Second Floor was extensively renovated in 2015
- Second floor includes reception, 5 offices, board room, large bullpen area, lunchroom and washrooms
- Easy access to 156 Street and Yellowhead Trail and close proximity to public transportation
- 3 phase industrial power (to be confirmed by buyer)
- Ceiling height of 14' - 16' clear span

**5**  
MINUTES TO  
YELLOWHEAD TRAIL  
(HWY16)

**10**  
MINUTES TO  
ANTHONY HENDAY DRIVE

**25**  
MINUTES TO  
SOUTH EDMONTON QEII  
(HWY2)

**3**  
HOURS TO  
CITY OF CALGARY

**CHAD GRIFFITHS**  
Partner  
780 436 7414  
cgriffiths@naiedmonton.com

**RYAN BROWN**  
Partner  
780 964 8624  
rbrown@naiedmonton.com

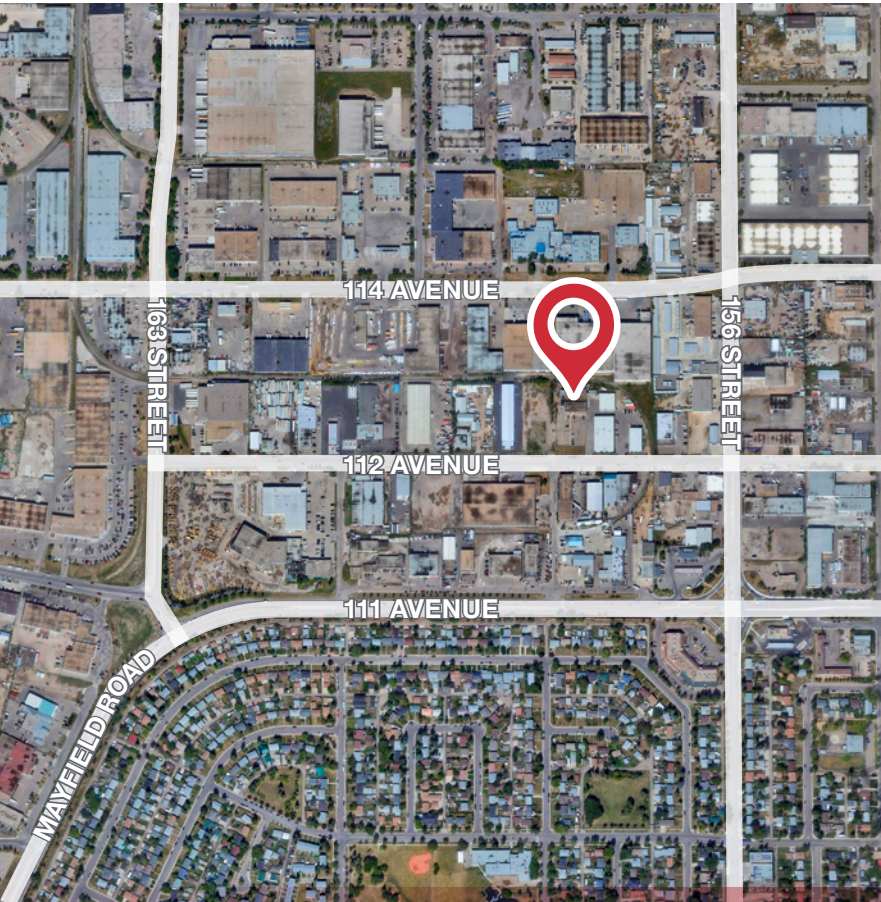
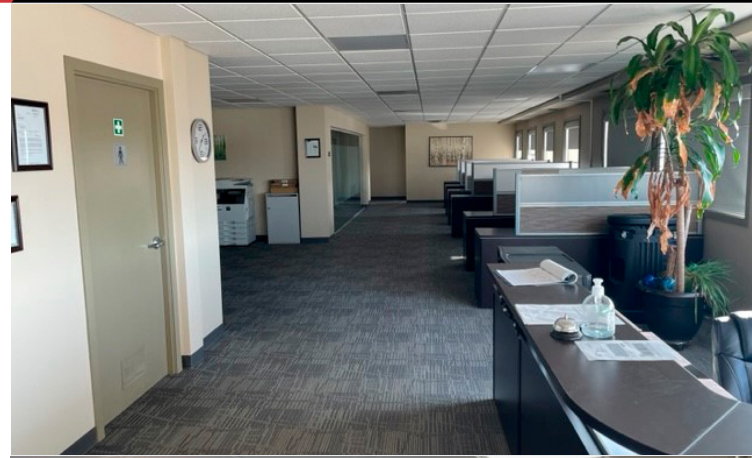
**DREW JOSLIN**  
Associate  
780 540 9100  
djoslin@naiedmonton.com



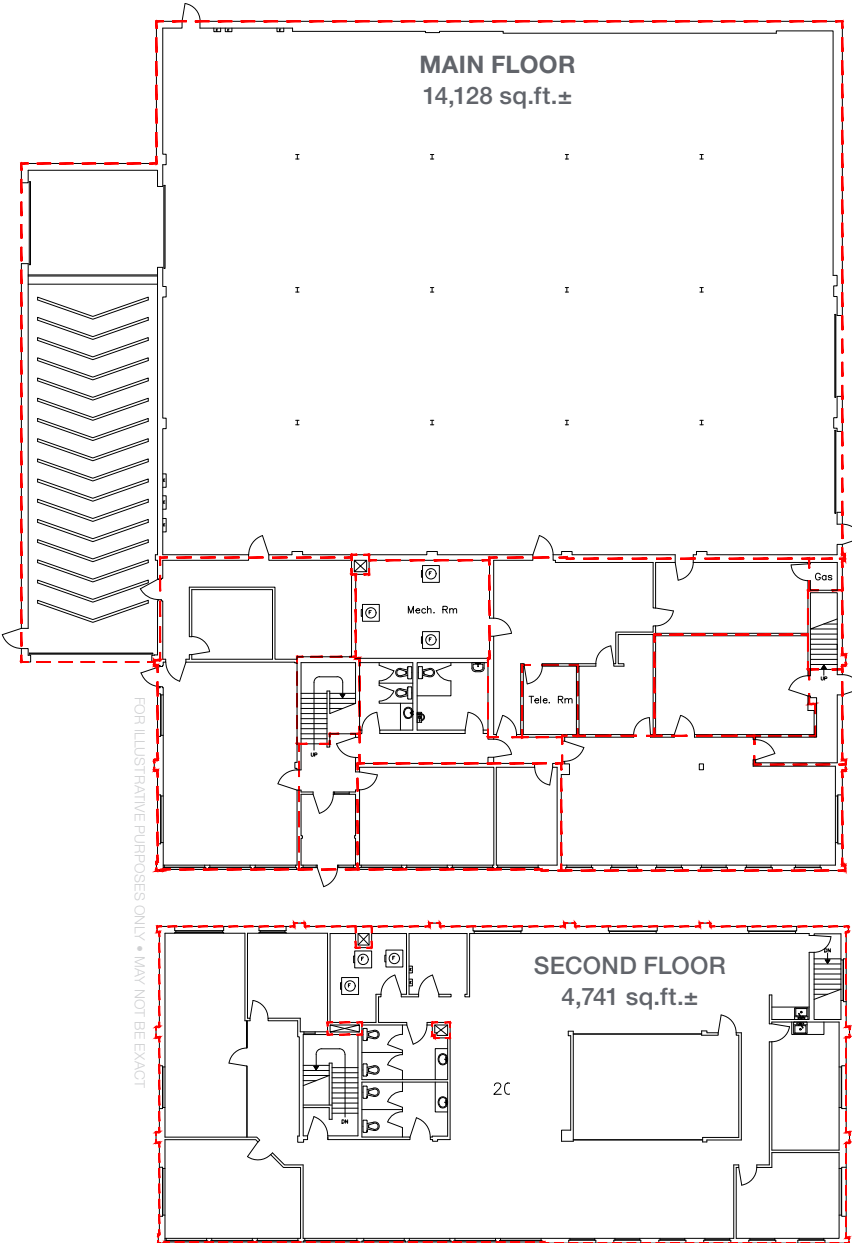


**ADDITIONAL INFORMATION**

AVAILABLE SIZES	Main Floor:	14,128 sq.ft.±
	Second Floor:	4,741 sq.ft.±
	Contiguous Space:	18,869 sq.ft.±
	Extra Storage Building:	760 sq.ft.±
LEGAL DESCRIPTION	Plan 1323624, Block 1, Lot 13-22	
ZONING	IM (Medium Industrial)	
YEAR BUILT	1962	
LOADING	(3) 12'x12' grade doors	
CEILING HEIGHT	14'-16'	
POWER	TBC	
PROPERTY TAXES	\$41,762.65 (2023)	
SALE PRICE	\$2,995,000 <b>REDUCED TO \$2,750,000</b>	







**CHAD GRIFFITHS**

Partner  
780 436 7414  
cgriffiths@naiedmonton.com

**RYAN BROWN**

Partner  
780 964 8624  
rbrown@naiedmonton.com

**DREW JOSLIN**

Associate  
780 540 9100  
djoslin@naiedmonton.com

