

High-Quality Office / Warehouse Bay

15462 - 131st Avenue
Edmonton, Alberta
www.cbre.ca

9,848 SF Corner Unit with Grade Loading



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Position your business for success in this exceptional northwest Edmonton location, offering seamless access to 156th Street, St. Albert Trail, and Yellowhead Trail. This highly desirable corner unit features a high-quality, move-in-ready office build-out with 14 private offices, a spacious boardroom, a modern kitchenette, and an executive office complete with a private ensuite bathroom. With limited ownership opportunities under 10,000 sq. ft. in this area, this is a rare chance to secure a premium space that combines functionality, visibility, and long-term value.

Legal Address	Condominium Plan 0728412; Unit 9	
Zoning	IM – Medium Industrial	
Year Built	2007	
Available Area	Main Floor Office	2,409 sq. ft.
	2nd Floor Mezzanine/Office	2,439 sq. ft.
	Warehouse	5,000 sq. ft.
	Total	9,848 sq. ft.
Grade Loading	(2) 12' x 14'	
Construction	Concrete block	
Ceiling Height	22' clear	
Power	208 amp, 120 volt, 3-phase, 4-wire <i>*to be confirmed by purchaser</i>	

Heating	Roofop gas fired units
Office A/C	Yes
Downdraft Fans	Yes
Lighting	LED
Sprinklers	Yes
Parking	Surface
Condo Fees (2025)	\$1,128.00 / month
Taxes (2025)	\$37,630.55
Sale Price	\$2,000,000.00
Available	January 1, 2026

Second Storey Floor Plan

*Not to scale and for reference purposes only



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For Sale



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com
***Lead Broker**

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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