

FOR SALE

MULTI-TENANT INDUSTRIAL BUILDING

NAICommercial



12210 MT. LAWN ROAD | EDMONTON, AB | MULTI-TENANT INDUSTRIAL

PROPERTY DESCRIPTION

- Multi-tenant industrial building on 3.46 acres±
- Fenced yard areas for Tenant use
- Fibre-optic internet
- Fully sprinklered
- 1,200 amp electrical service to the building

COLTON COLQUHOUN

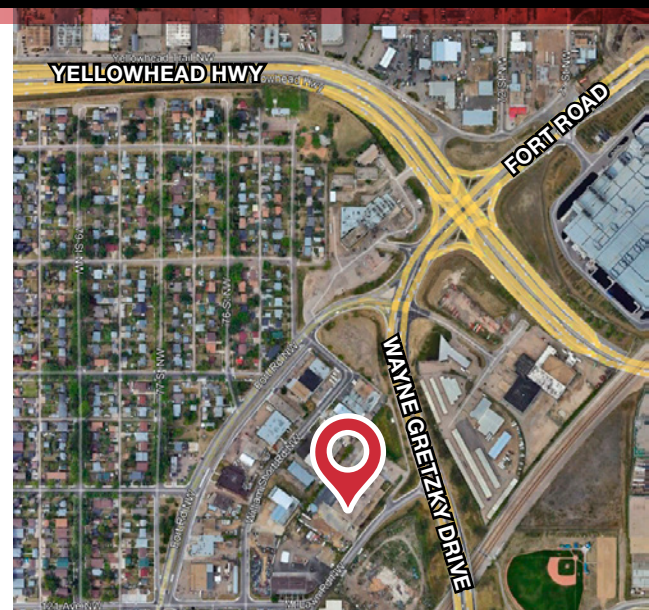
Associate Broker
587 635 5612
colton@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



SALE PRICE: \$7,500,000



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



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7820106, Block F, Lot 11
BUILDING SIZE	70,269 sq.ft.± (\$106.73/sq.ft.)
SITE SIZE	3.46 acres±
ZONING	Heavy Industrial (IH)
YEAR BUILT	1968
NET OPERATING INCOME	\$491,733.80 (2025 estimate)
PROPERTY TAXES	\$123,423.16 (2025)
SALE PRICE	\$7,500,000

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Confidentiality Agreement

