

**3,600 sf**

Building

**0.25 ac**

Land

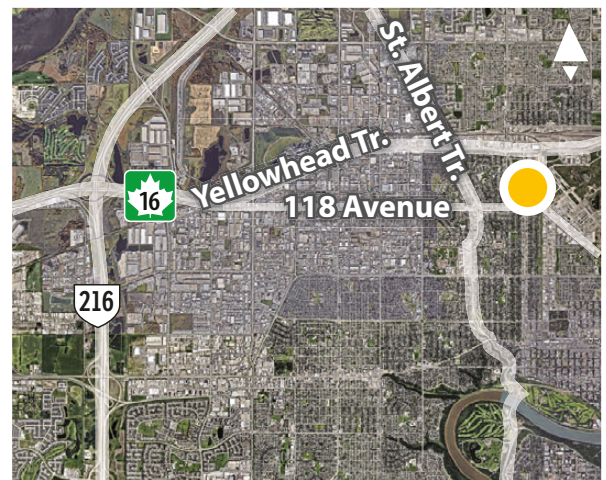
**PRICE  
REDUCED**



## DE LUCA BUILDING FOR SALE

**12108 121A Street NW  
Edmonton**

- » Central location, excellent access to Trans-Canada Hwy
- » 2-bay office/warehouse building
- » Concrete block construction
- » Excellent condition



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray McKay**, VICE PRESIDENT

C: **780-940-2100**

O: **780-463-3332**

[mmckay@barclaystreet.com](mailto:mmckay@barclaystreet.com)

**BARCLAY  
STREET**  
REAL ESTATE

LOCAL EXPERTISE MATTERS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

**50**  
YEARS

1973-2023



## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:**  
12108 121A Street NW, Edmonton

**DISTRICT:** Prince Charles

**LEGAL DESCRIPTION:**  
Plan RN64, Block 24, Lots 2 and 3

**ZONING:** IM – Medium Industrial

**YEAR BUILT:** 1966

**SITE AREA:** 0.25 ac

**BUILDING AREA:**  
Shop 2 x 1,600 sf  
Office 2 x 200 sf

**TOTAL:** 3,600 sf

**CONSTRUCTION TYPE:**  
Concrete block supporting insulated built-up tar-and-gravel fir roof, which was replaced in 2010.

**NOTE:**  
Up to date RPR Compliance and clean Ph. 1  
Environmental available

## FINANCIAL INFORMATION

**TENANCY:** Vacant

**2024 TAXES:** \$13,456.48

**SALE PRICE:** \$690,000

