



REDUCED SALE PRICE:
\$8,750,000

FOR SALE

PARAGON SOIL AND ENVIRONMENTAL BUILDING

**Fully Leased
Class 'A' Flex Building**

**13804 164 Street,
Edmonton, Alberta**

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STRONG COVENANTED TENANT IN PLACE

PROPERTY HIGHLIGHTS

- Five (5) Year Lease signed and covenanted by a publicly traded company in 2024
- The Tenant is a recognized industry leader in environmental consulting, with global operations
- Several retail amenities nearby including Cineplex Cinemas North Edmonton, Christy's Corner, and Skyview Power Centre.
- Nestled in between major arterial routes between St. Albert and Edmonton: 170 Street, St. Albert Trail, Anthony Henday Drive and Yellowhead Highway.
- Surrounded by mature, stable neighbourhoods within the Northwest quadrant of Edmonton.

DEMOGRAPHICS



POPULATION
3KM | 15,976
5KM | 83,688



AVERAGE INCOME
13KM | \$134,019
5KM | \$132,085



HOUSEHOLDS
3KM | 5,461
5KM | 29,775



VEHICLES PER DAY
12,800 on 137 Avenue
8,900 on 170 Street



PROPERTY DETAILS

MUNICIPAL ADDRESS

13804 - 164 Street NW
Edmonton, Alberta

LEGAL DESCRIPTION

Lot 3, Block 8, Plan 1723329

ZONING

Industrial Business Zone (IB)
Public Utility Zone (PU)

NEIGHBORHOOD

Mistatim Industrial

BUILDING SIZE

24,768 SF

BUILT

2019

PROPERTY TAX

\$172,348.97 (2024)

PARKING AREA

100+ Surface Stalls

LOT AREA

1.5 Acres

REDUCED SALE PRICE

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TENANCY

Single Tenant (Fully Leased)

NET OPERATING INCOME

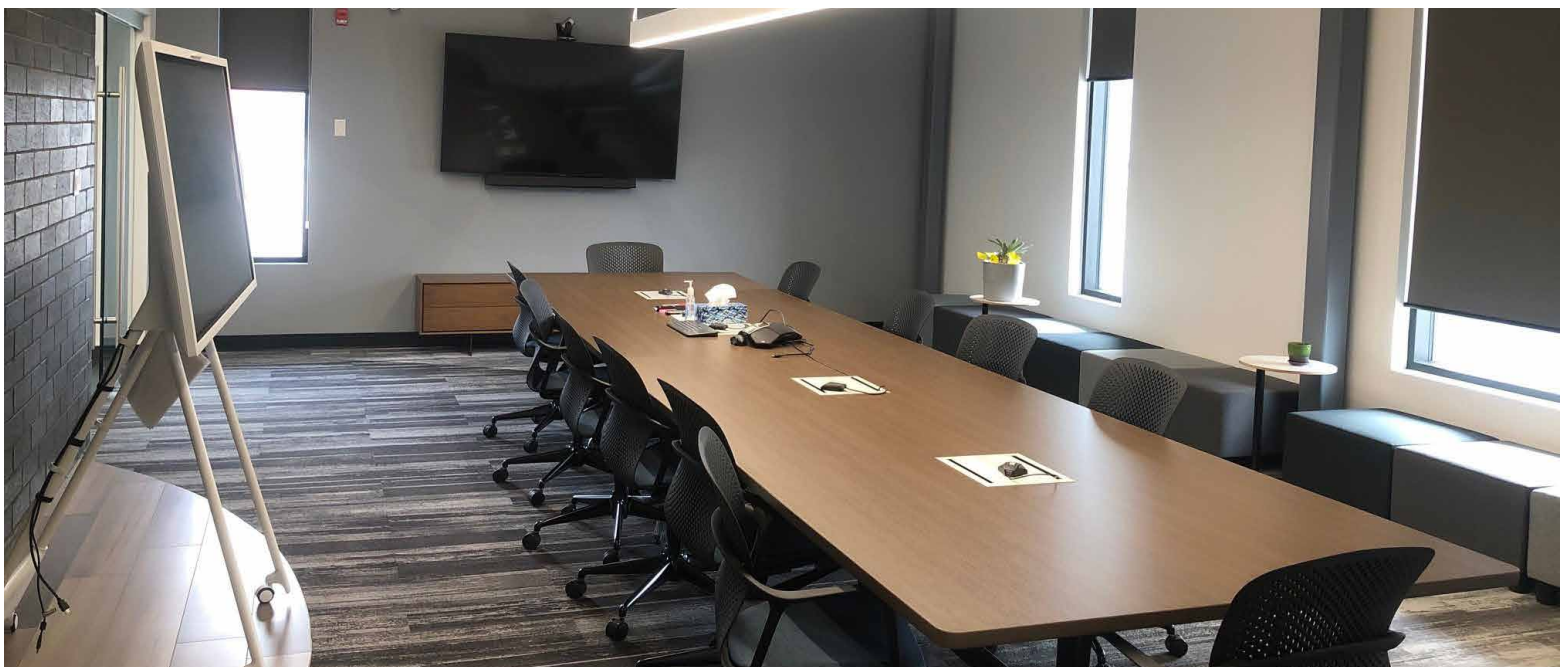
\$581,343.00

CAP RATE

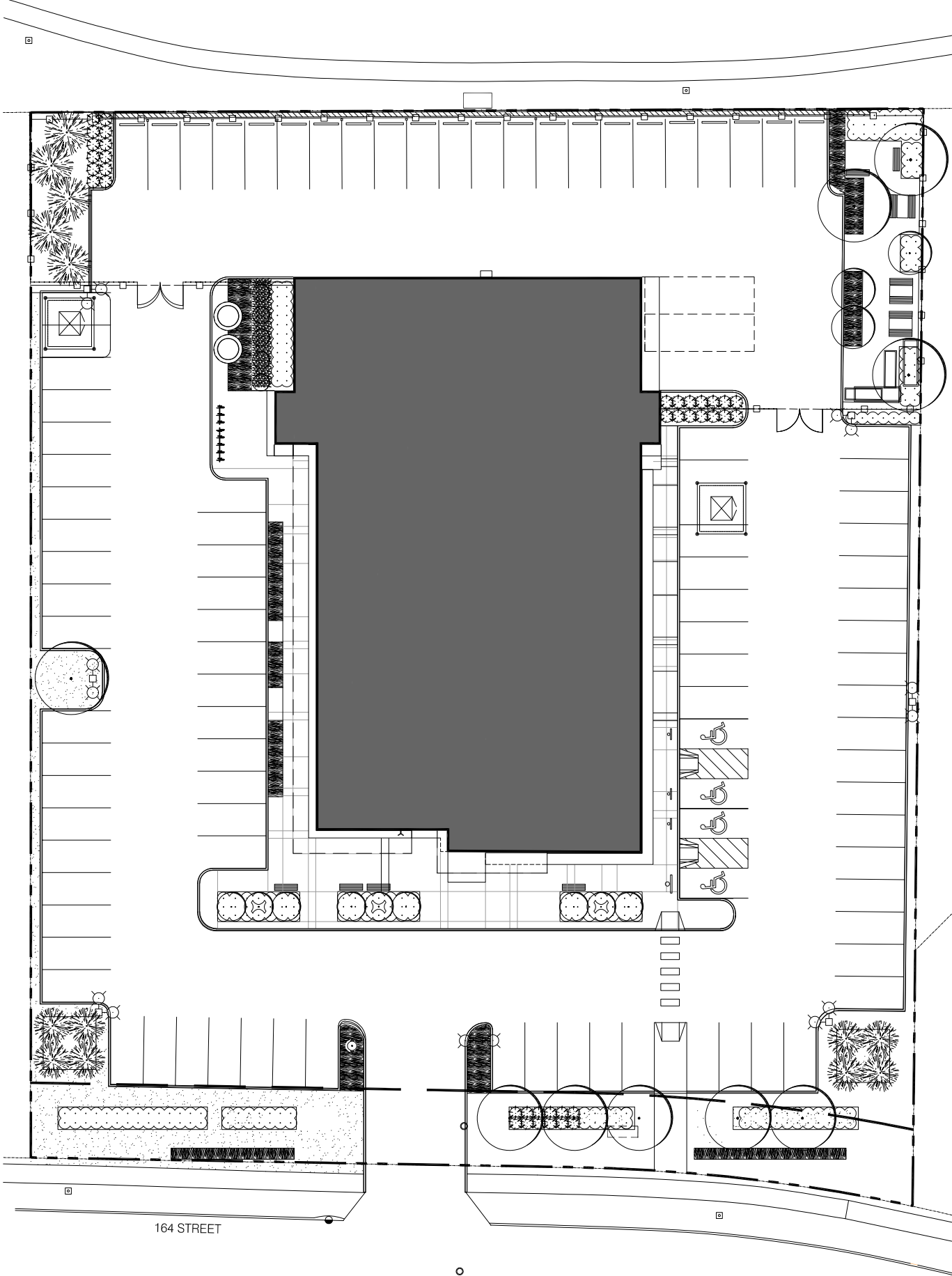
6.5%



INTERIOR PHOTOS



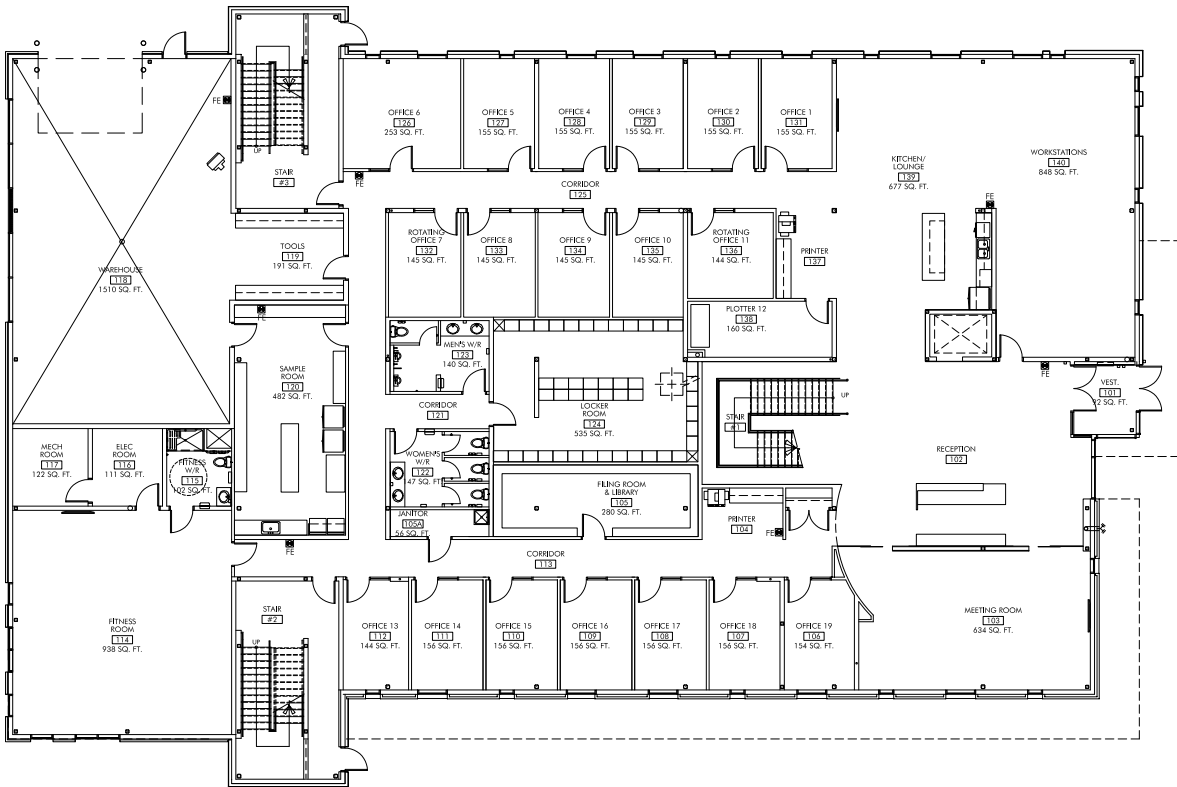
SITE PLAN



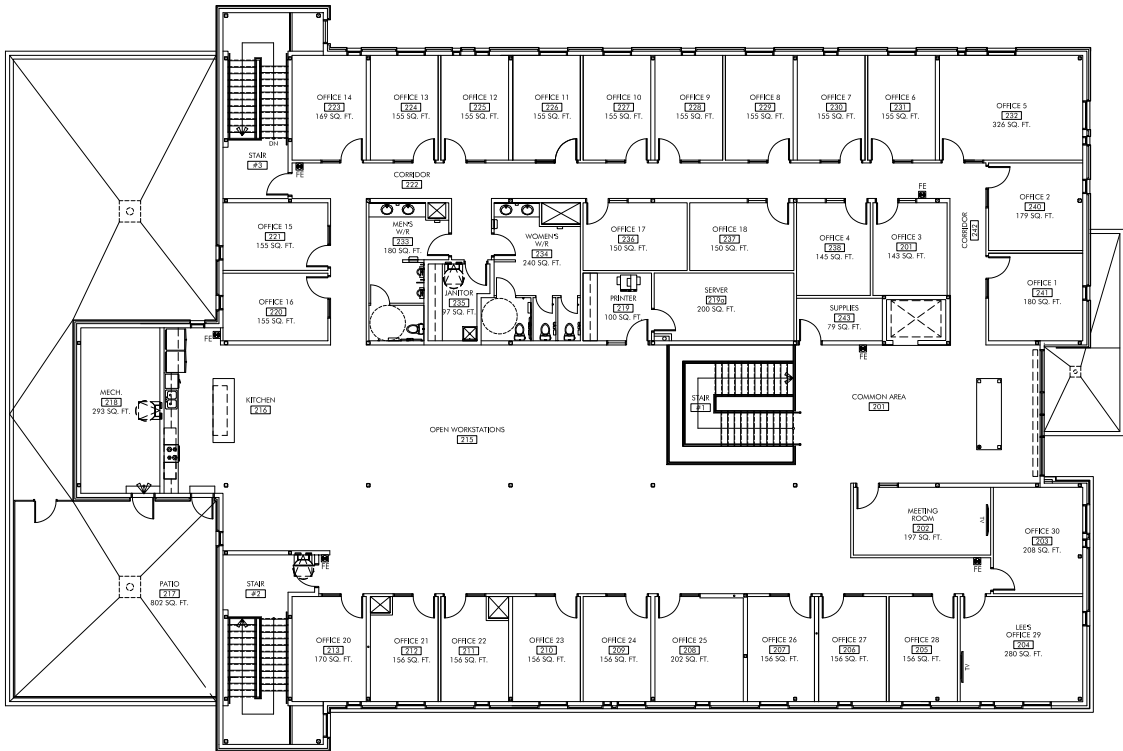
FLOOR PLANS



MAIN FLOOR



SECOND FLOOR





**CUSHMAN &
WAKEFIELD**
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