

**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**

**\$8,750,000**

**TENANCY**

Single Tenant (Fully Leased)

**NET OPERATING INCOME**

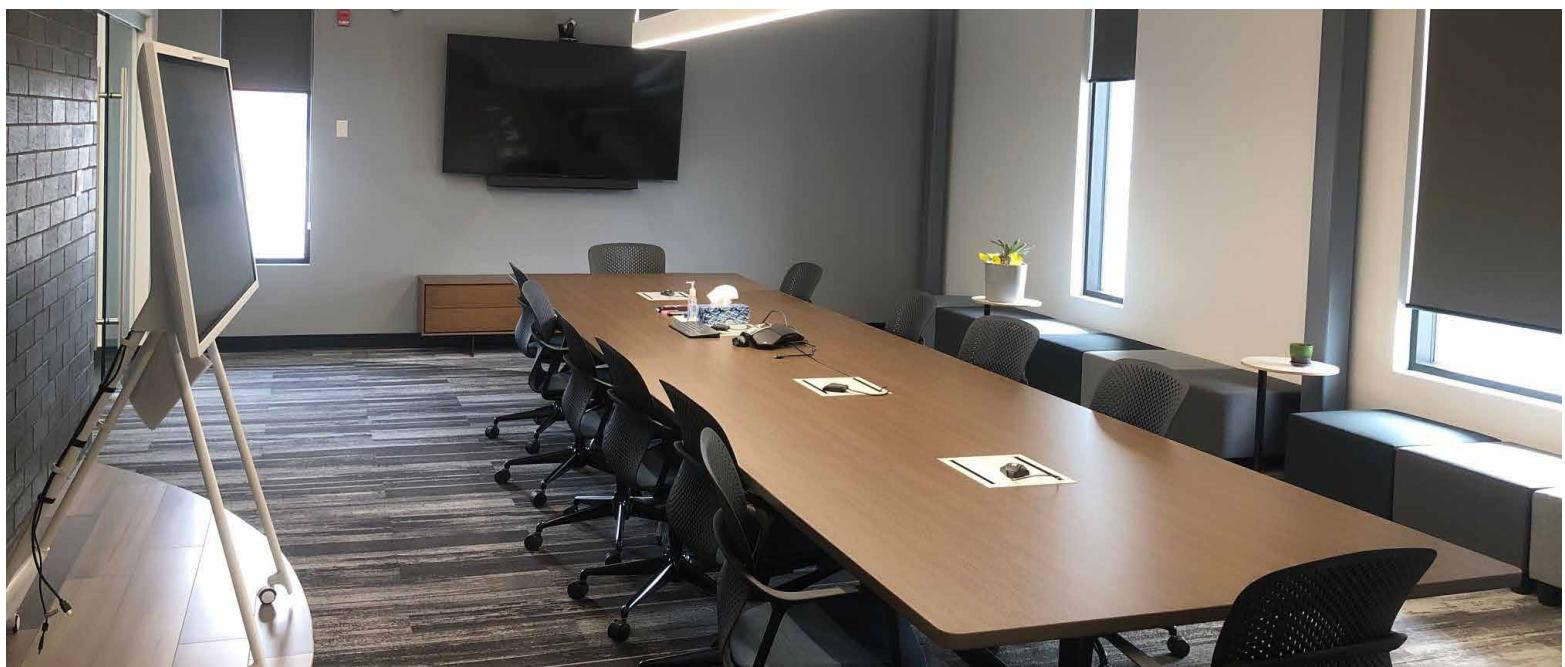
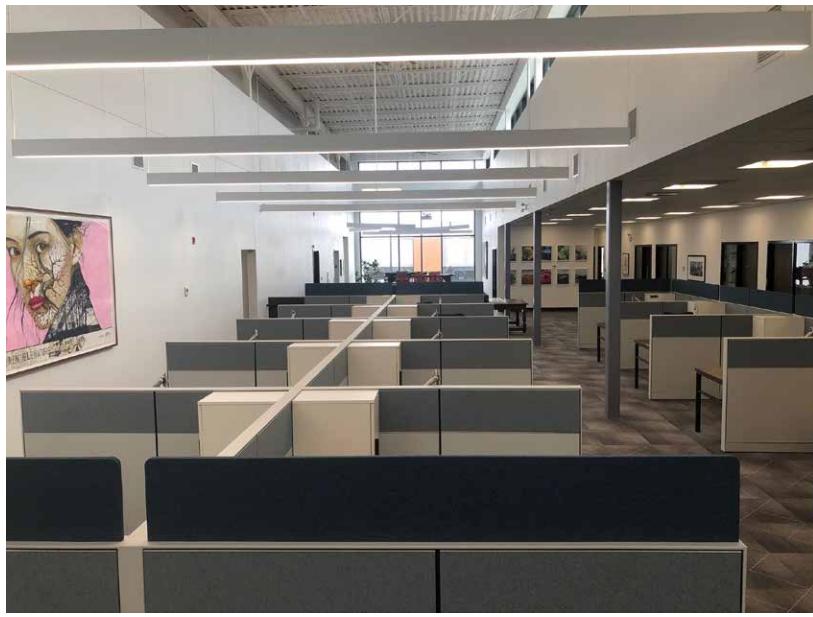
\$581,343.00

**CAP RATE**

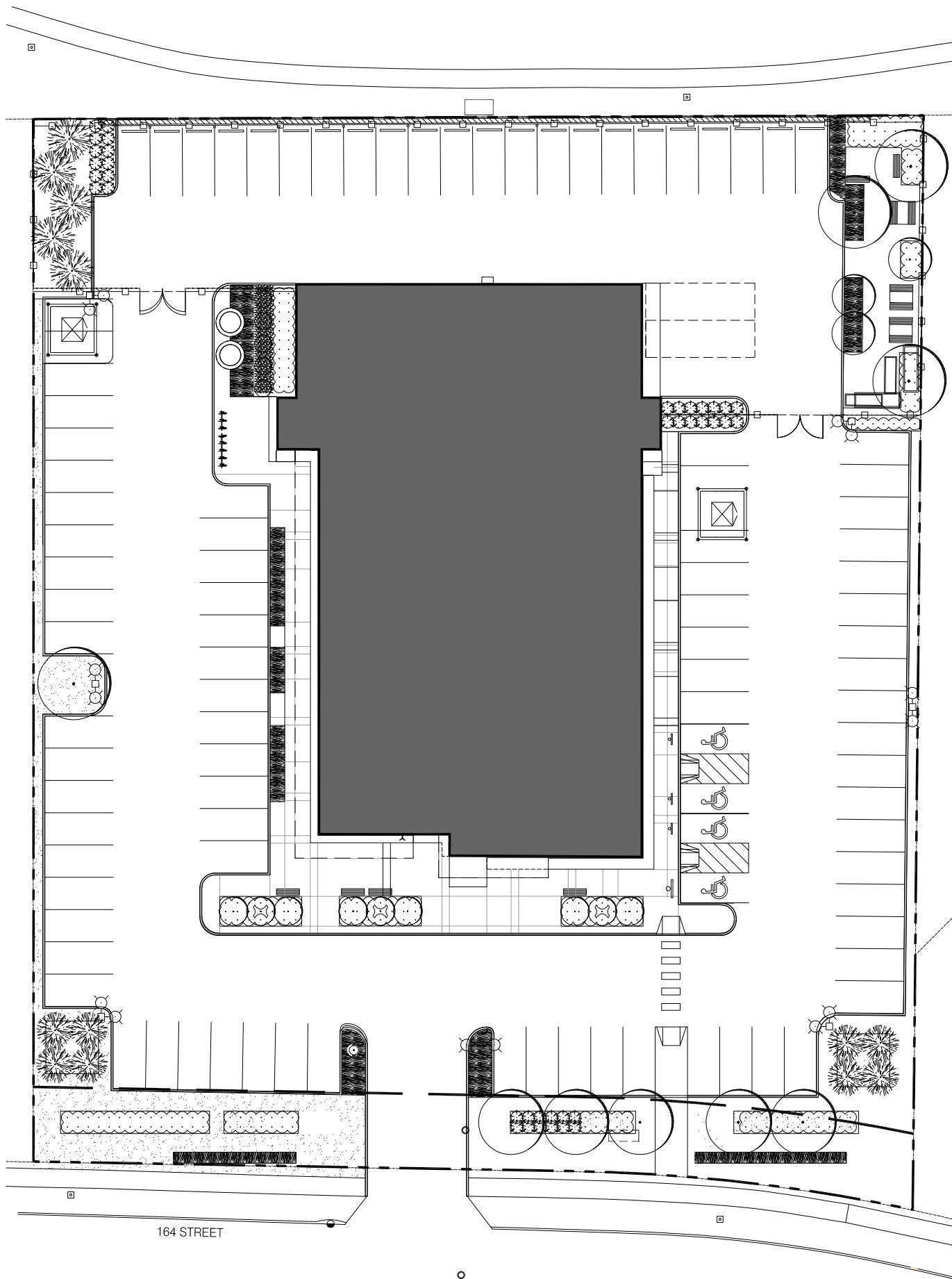
6.5%



# INTERIOR PHOTOS



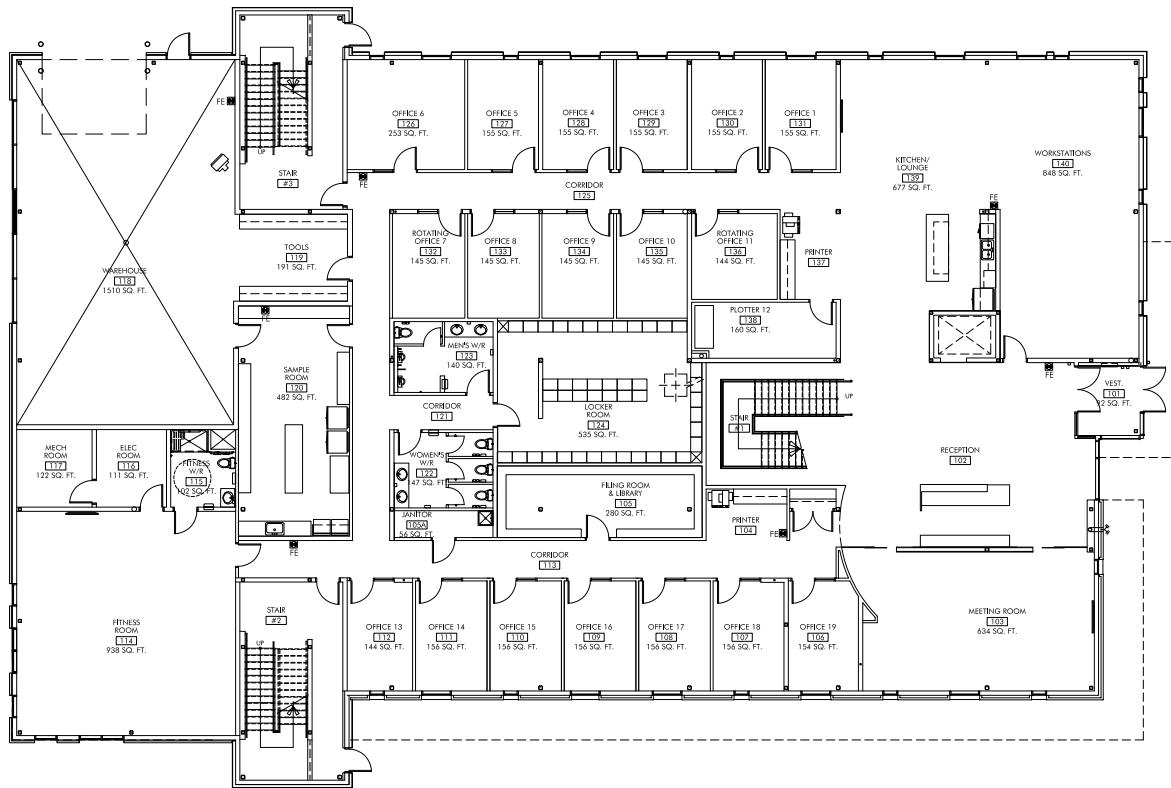
# SITE PLAN



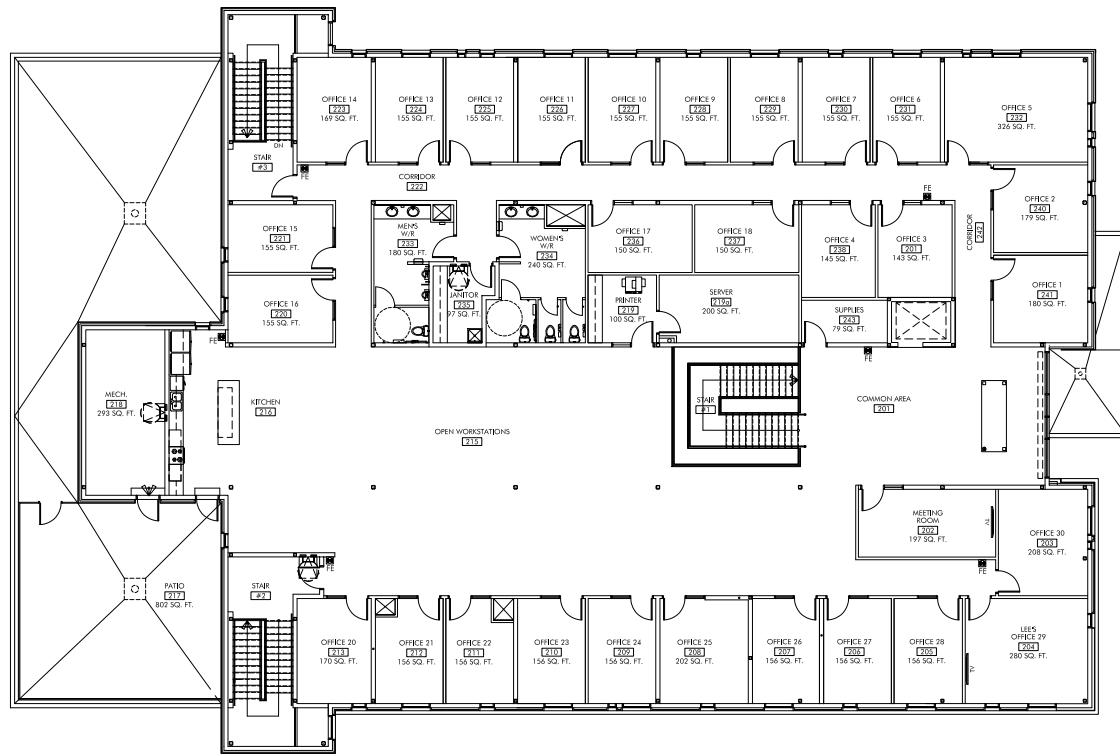
# FLOOR PLANS



## MAIN FLOOR



SECOND FLOOR





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