

FOR SALE OR LEASE

RAMPART INDUSTRIAL

NAI Commercial



16147 - 142 STREET | EDMONTON, AB | INDUSTRIAL CONDO UNIT

PROPERTY DESCRIPTION

- 4,811 sq.ft. commercial condominium at Rampart Business Centre
- Concrete tilt up construction
- Close proximity to Anthony Henday Drive, St. Albert (Trail), Yellowhead Trail
- Concrete second floor with private entrance
- Radiant tube heating
- BE (Business Employment) zoning

KEVIN MOCKFORD

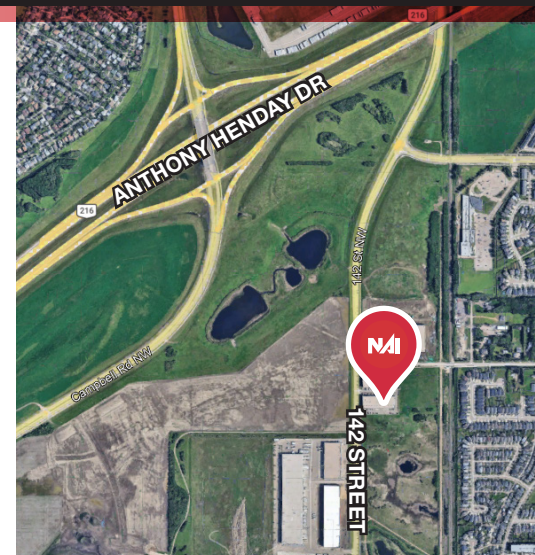
Senior Associate
780 919 2537
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

TANNER WORMALD

Associate
587 635 2477
twormald@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	4,811 sq.ft.±
LEGAL DESCRIPTION	Condo Plan: 1623413, Unit: 6
YEAR BUILT	2015
ZONING	BE (Business Employment)
CEILING HEIGHT	25' clear
LOADING	12'x14' grade level
LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	TBD
CONDO FEES	\$3.80/sq.ft./annum
PROPERTY TAXES	\$18,037.75 (2025)
SALE PRICE	\$850,000

