

FOR SALE OR LEASE

# 12618 - 124 Street

Edmonton, AB



## For More Information

**Thomas Ashcroft, SIOR**

Principal

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**Bryce Williamson**

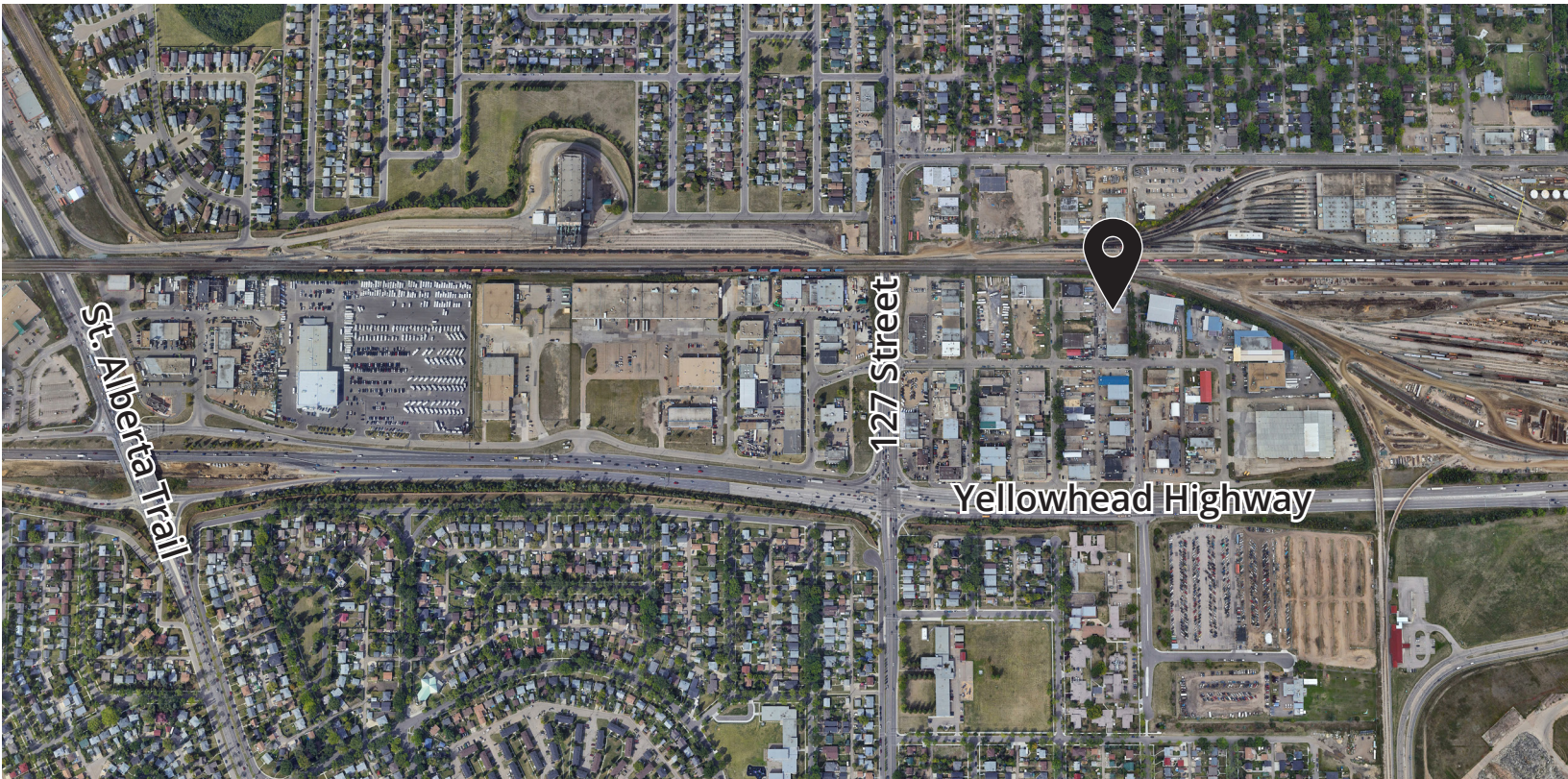
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**Property description**

This industrial building is conveniently located in NW Edmonton with easy access to 127 Street and Yellowhead Trail. This 6,534 square foot building features built out office space, two bathrooms, open reception area, and large warehouse space.

**Property Details**

Legal Description:	244AE;14;6&7
Unit Size:	6,534 sf
Zoning:	IM - Medium Industrial
Loading:	Grade (2 - 12' x 14')
Ceiling:	20' clear
Power:	240 volt, 200 amp, 3 phase, 4 wire
Available:	Immediately
Taxes:	\$22,392.52 (2023)
Lease Rate:	Market
Sale Price:	\$1,250,000



6,534 SF of warehouse/office space



Abundance of neighbourhood amenities in the immediate



Easy access to major transportation routes



Can be purchased separately or in conjunction with neighbouring properties (12610/12612 - 124 Street)

12610 - 124 Street | 13,234 SF | \$580,000

12612 - 124 Street | 13,234 SF | \$520,000



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# Let's talk.

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