

FOR SALE

INDUSTRIAL CONDOMINIUM

15338 - 123 AVENUE | EDMONTON, AB



SALE PRICE **\$970,000**

(not including storage sheds in yard)



Situated on a high traffic through fare in Gagnon Estate Industrial, the subject property is located along 123 Ave, easily accessible from the Yellowhead Highway and 156 Street and has the following highlights:

- ± 5,802 square foot industrial end-cap condominium, plus ± 2,100 square feet of cold storage (leased to the owner by an Exclusive Use Agreement). Gated, secured, dual access.
- Ideal for owner/user investment and also requiring second floor office, and **over \$46,000 net operating income.**
- 4 parking stalls in front of condo, 4 stalls behind the condo, 6 stalls in front of yard shop, 3 dedicated against the fence and random stalls on the west side of the property
- Upgrades to the entire building and property include: fire rated partition between office/shop with rated hollow metal doors, pressed steel frames and closures, all asphalt yard (2022), yearly roof maintenance program and alarm system
- In unit upgrades include: core click flooring (2020), new water tank (2021) and new men's toilet (2025)

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FOR SALE | GAGNON INDUSTRIAL CONDOMINIUM



MAIN FLOOR OFFICE



MAIN FLOOR LUNCHROOM



2ND FLOOR HALLWAY/OFFICES

MUNICIPAL

15338 - 123 Avenue | Edmonton, Alberta

LEGAL

Plan 9620170, Unit 1

YEAR BUILT

1982

UNIT SIZE

± 1,934 SF Second Floor Office

± 1,934 SF Main Floor Office

± 1,934 SF Shop

± 5,802 SF Total Unit Size

CONSTRUCTION

Concrete walls, mezzanine & steel structure

CEILING HEIGHT

16' in shop, 12' in cold storage only

LOADING

(2) 12'H x 10' W grade door

POWER

200 Amp / 208 volt / 3 phase / 4 wire (TBC)

ZONING

IM - Medium Industrial ⓘ

COMMENTS

Presently 84% leased to short and long term tenants, generating ± \$46,484 per year or \$3,874 per month cashflow. 16% remaining, which is ideal for an owner/user requiring second floor office space (currently vacant) plus the added income



2ND FLOOR OFFICE



YARD SHOP

OFFICE FEATURES

MAIN FLOOR

8 offices, 1 large lunchroom, 2 washrooms, high velocity water heater

SECOND FLOOR

8 offices, 1 boardroom, 1 washroom

SHOP

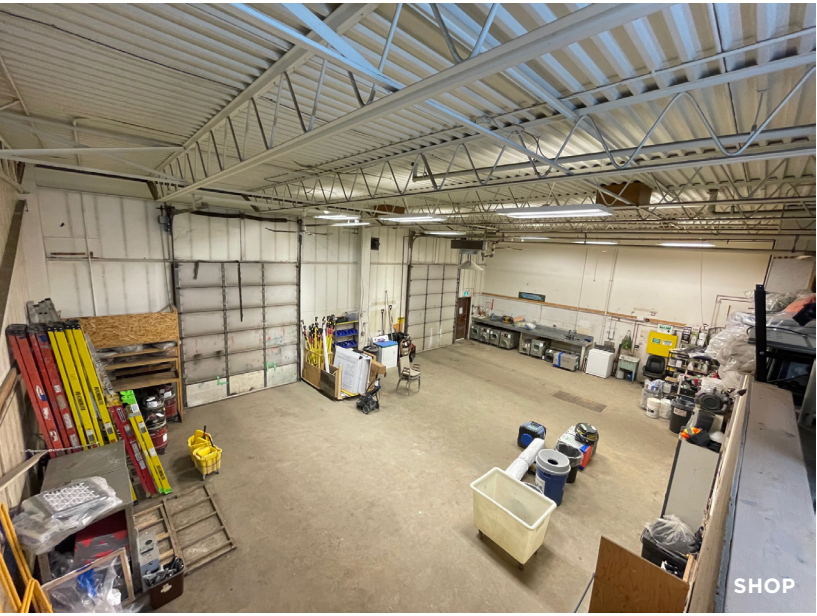
1 dual compartment sump, tool crib & storage, boiler heat with fan plus 2 ceiling fans

YARD SHOP FEATURES

- 15' x 60' cold storage lean-to
- 20' x 60' cold storage with concrete floor
- 6' fenced and gated yard surrounding property
- 4 dedicated and 14 random stalls behind and west of condo

**Storage yard/buildings are not on title and are not part of the sale, but leased to the condo owner, under an Exclusive Use Agreement for \$100/month included in condo fees.*

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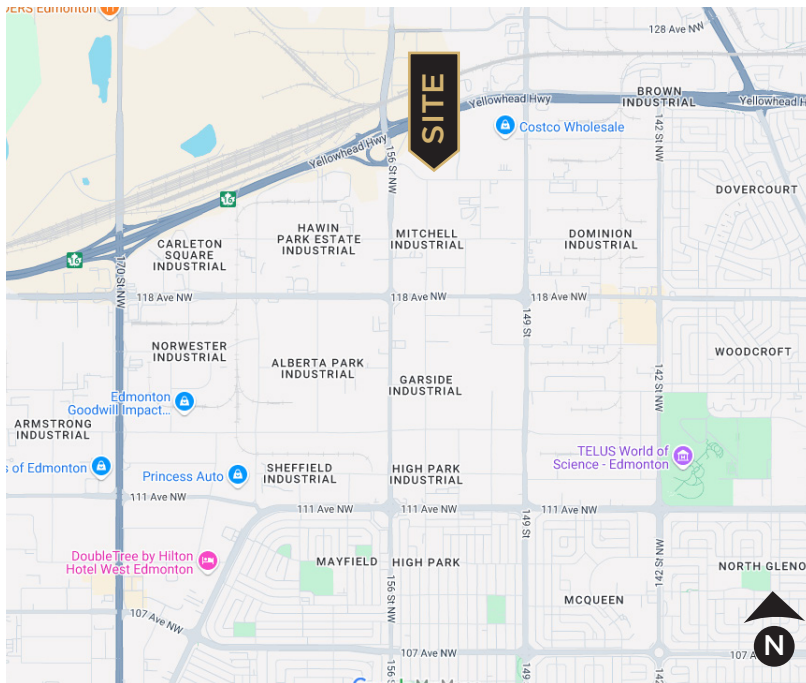
SHOP



COLD STORAGE & SHOP



RANDOM PARKING TO WEST



\$ SALE PRICE **\$970,000**
(not including storage sheds in yard)

PROPERTY TAXES **\$26,420.54**
2025

CONDO FEES **\$28,238.16 per Annum**
2025 **or \$2,353.18 per month**

Condo Fees include building repairs/maintenance, landscaping, snow removal, \$100/month yard shop rent, building insurance, professional fees, utilities (water & sewer), bank charges. Janitorial and garbage removal are excluded.



NEIGHBOURHOOD POPULATION 99,415
(5 KM | 2023)



5-YEAR GROWTH FORECAST 2.9%
(5 KM | 2023-2028)



AVERAGE HOUSEHOLD INCOME \$100,524
(5 KM | 2023)



TRAFFIC COUNTS 30,100
156 STREET NW & 123 AVENUE NW (2018)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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