





11523 120 Street NW, Edmonton, AB

KINGSWAY WAREHOUSE W/ BUILT-OUT OFFICE Property Highlights

- Convenient access to Yellowhead Trail, major transportation routes, and public transit.
- Ample turning radius for easy loading and deliveries
- · Open layout with warehouse and premium office mix
- Central Air Conditioning
- Secure Storage
- Dock and grade loading





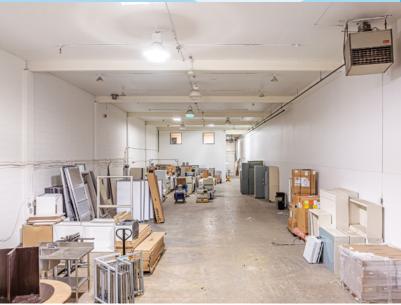


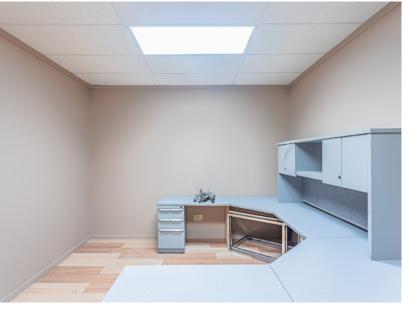


Kingsway Warehouse with Fully built-out office















Kingsway Warehouse with Fully built-out office





Demographics within 5KM

















Kingsway Warehouse with Fully built-out office



Property Information

Municipal Address: 11523 120 Street NW, Edmonton, AB

Legal Address: Plan 1276HW Blk 195 Lot A

Size: ±5,850 Sq. Ft

Zoning: IM (Medium Industrial)

Parking: On-site parking

Power: 200 Amps, 280 V, Phase 3

Heating: Forced air and overhead unit heaters

Central Air Conditioning

Ceiling Height: 18'

Loading: 1 Grade loading 1 Dock Loading

Possession: Immediate/negotiable

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Lease Rate: \$11.00/Sq. Ft.

Op Costs: \$2.75/Sq. Ft.

Contact

Chuck Clubine

Senior Associate Cell: 780.264.7773 Direct: 780.784.6553

chuck@lizotterealestate.com

Tom Dean

Associate

Cell: 780.920.8019 Direct: 780.784.6550 tom@lizotterealestate.com

Vada Giguere

Executive Assistant Direct: 780.784.6556 vada@lizotterealestate.com

