

# Owner / User Income Opportunity

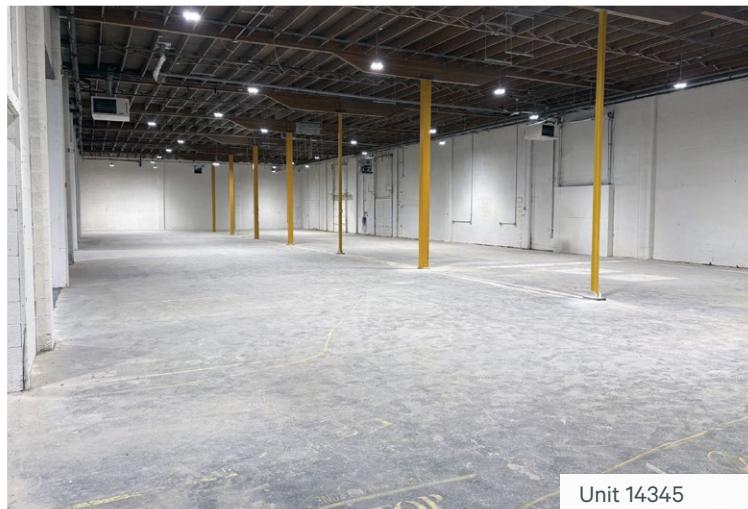
14345 - 123<sup>rd</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

73,046 SF Building On 3.24 Acres For Sale | 33,103 SF Available for Occupancy



## Owner / User Income Opportunity

14345 - 123<sup>rd</sup> Avenue | Edmonton, Alberta



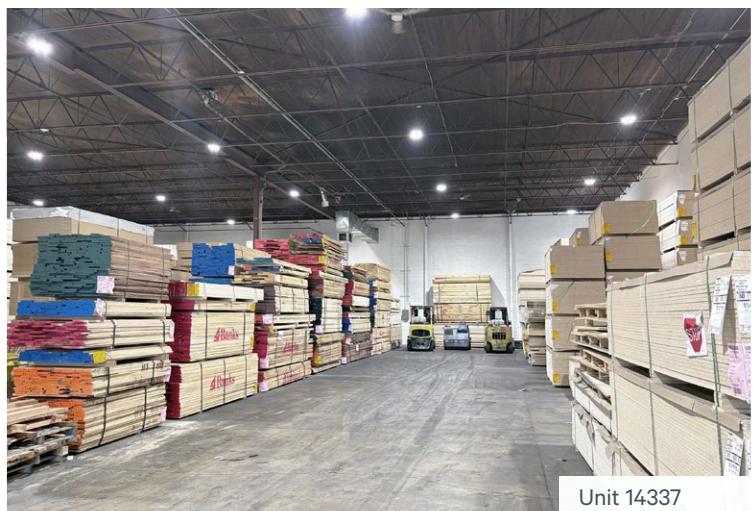
Unit 14345



Unit 14345



Unit 14341



Unit 14337

# Owner / User Income Opportunity

The property boasts the rare opportunity to own prime real estate and start generating income as a landlord, with the potential for future expansion. With quick access to 118<sup>th</sup> Avenue, Yellowhead Trail, and Anthony Henday Drive, the building is well-located in the northwest Edmonton market. This property positions you to grow your footprint and maximize long-term value—all under one roof. Choose to retain the current tenants for in-place income, or expand into the space as the leases expire.

## Property Information

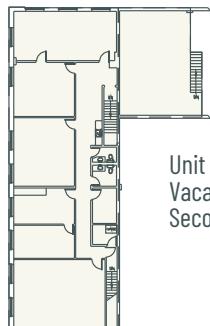
Legal Address	Plan 1121147; Block 4; Lot 28	
Zoning	BE - Business Employment	
Site Size	3.24 acres	
Year Built	1975; addition in 1996	
Building Size	Unit 14337: Unit 14341: Unit 14345 (Vacant): Total:	15,676 sq. ft. 24,267 sq. ft. 33,103 sq. ft. 73,046 sq. ft.
Loading	Dock & Grade	
Construction	Concrete block	
Heating	Forced air overhead unit heaters	
Lighting	LED	
Sprinklers	Yes	
Taxes (2025)	\$155,399.23	
List Price	\$7,500,000	

## Unit 14345 - Vacant

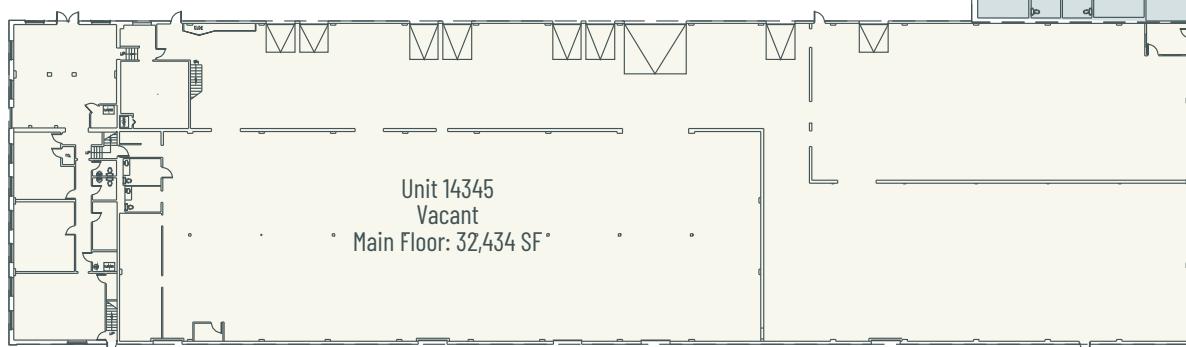
Area	Main Floor: 29,684 sq. ft. Second Floor: 2,750 sq. ft. Mezzanine: 669 sq. ft. Total: 33,103 sq. ft.
Loading	(3) 8' x 8' dock (5) 8' x 10' dock; (3) with levelers (1) 17' x 14' dock
Ceiling Height	17' clear
Power	800 amp, 347/600 volt, 3-phase, 4-wire <i>*to be confirmed</i>
Available	Immediately

## Unit 14341 - Glassmasters

Area	24,267 sq. ft.
Loading	(1) 8' x 10' dock with leveler (1) 14' x 14' steel ramped to grade
Ceiling Height	24' clear
Power	100 amp, 600 volt, 3-phase <i>*to be confirmed</i>
Air Make-Up	Yes
Lease Expiry	August 31, 2027



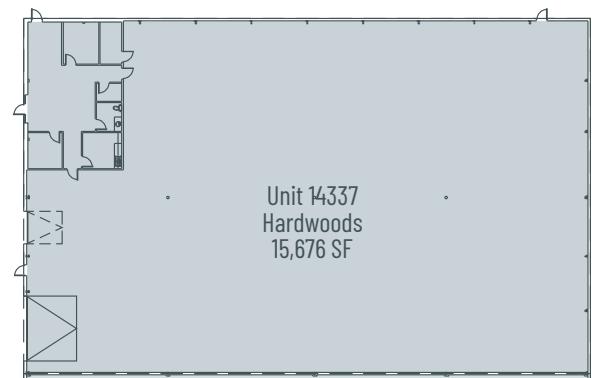
Unit 14345  
Vacant  
Second Floor: 3,419 SF



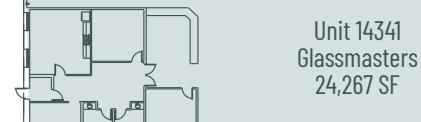
Unit 14345  
Vacant  
Main Floor: 32,434 SF

## Unit 14337 - Hardwoods

Area	15,676 sq. ft.
Loading	(1) 9' x 10' dock with leveler (1) 18' x 14' concrete ramped to grade
Ceiling Height	21' clear
Power	100 amp, 600 volt, 3-phase <i>*to be confirmed</i>
Air Make-Up	Yes
Lease Expiry	July 31, 2027



Unit 14337  
Hardwoods  
15,676 SF

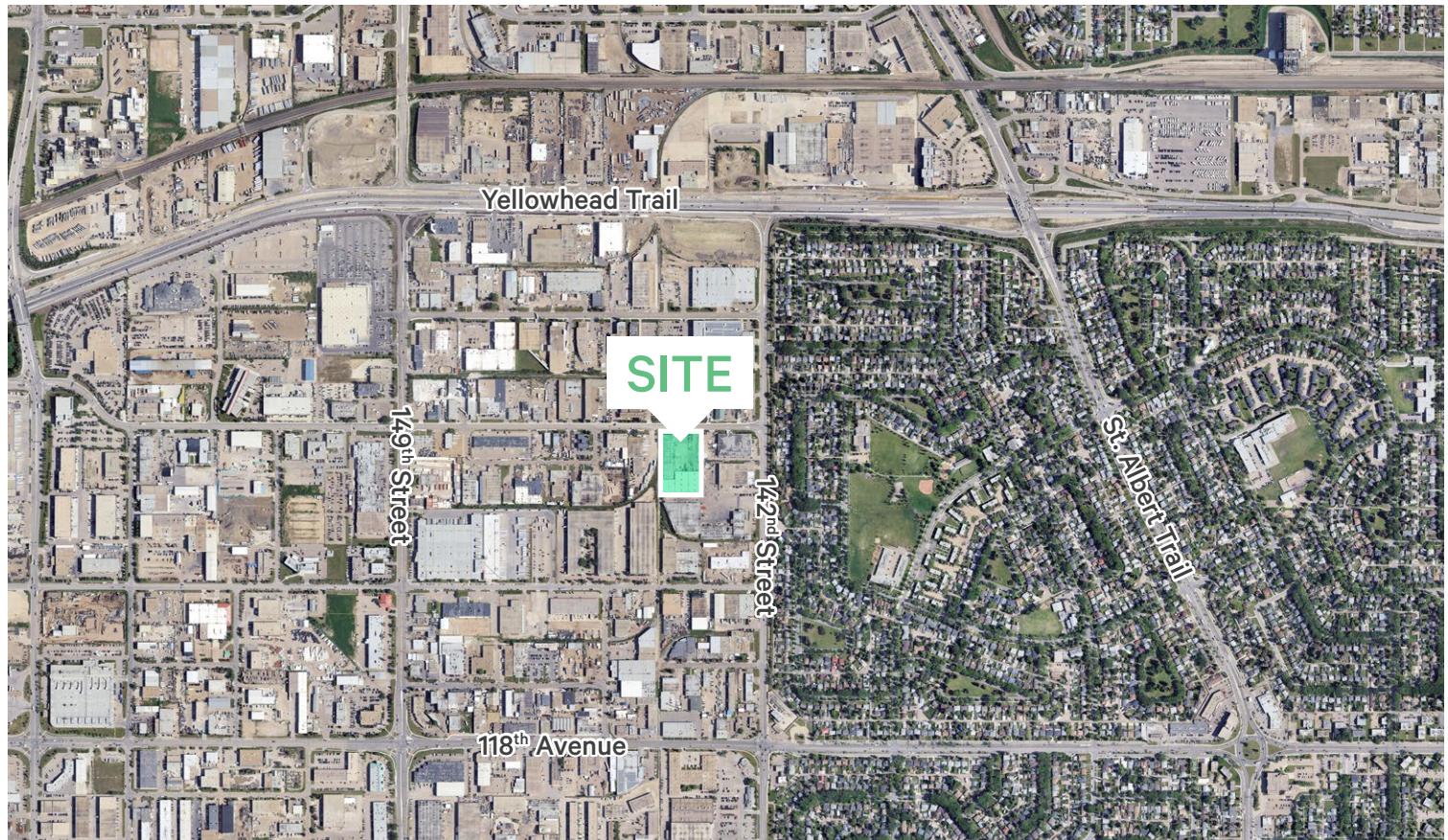


Unit 14341  
Glassmasters  
24,267 SF

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14345 - 123<sup>rd</sup> Avenue | Edmonton, Alberta

For Sale



## Contact Us

### Kevin Hughes

Senior Vice President

+1 780 917 4634

[kevin.hughes@cbre.com](mailto:kevin.hughes@cbre.com)

### Gregg Maimann

Senior Vice President

+1 780 917 4632

[gregg.maimann@cbre.com](mailto:gregg.maimann@cbre.com)

### Trevor Schmidt

Vice President

+1 780 917 4641

[trevor.schmidt@cbre.com](mailto:trevor.schmidt@cbre.com)

### Jordan Adams

Vice President

+1 780 917 4645

[jordan.adams@cbre.com](mailto:jordan.adams@cbre.com)

\*Lead Broker

### Braylon Klemchuk

Vice President

+1 780 229 4687

[braylon.klemchuk@cbre.com](mailto:braylon.klemchuk@cbre.com)

\*Lead Broker

### Jay Olmstead

Sales Representative

+1 780 554 1191

[jay.olmstead@cbre.com](mailto:jay.olmstead@cbre.com)

### John Allan McKay

Associate

+1 780 915 5020

[johnallan.mckay@cbre.com](mailto:johnallan.mckay@cbre.com)

### Lucas Neumeyer

Associate

+1 780 850 2267

[luca.neumeyer@cbre.com](mailto:luca.neumeyer@cbre.com)

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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