

Owner / User Income Opportunity

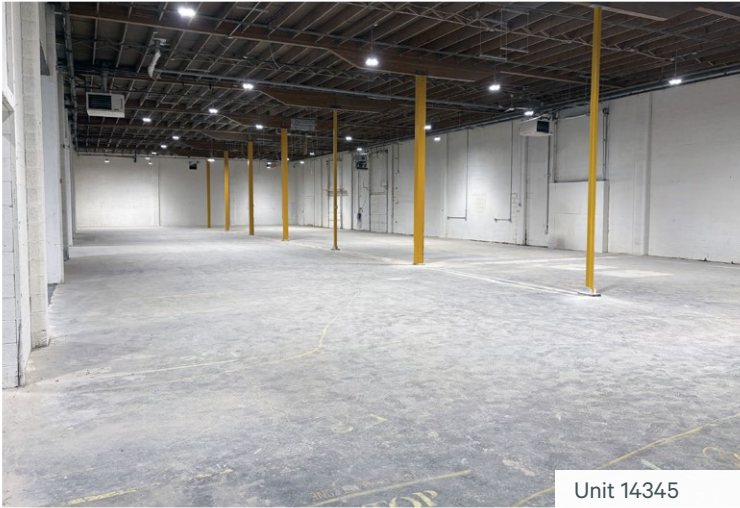
14345 - 123rd Avenue
Edmonton, Alberta
www.cbre.ca

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



Owner / User Income Opportunity

14345 - 123rd 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 118th 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:	15,676 sq. ft.
	Unit 14341:	24,267 sq. ft.
	Unit 14345 (Vacant):	33,103 sq. ft.
	Total:	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

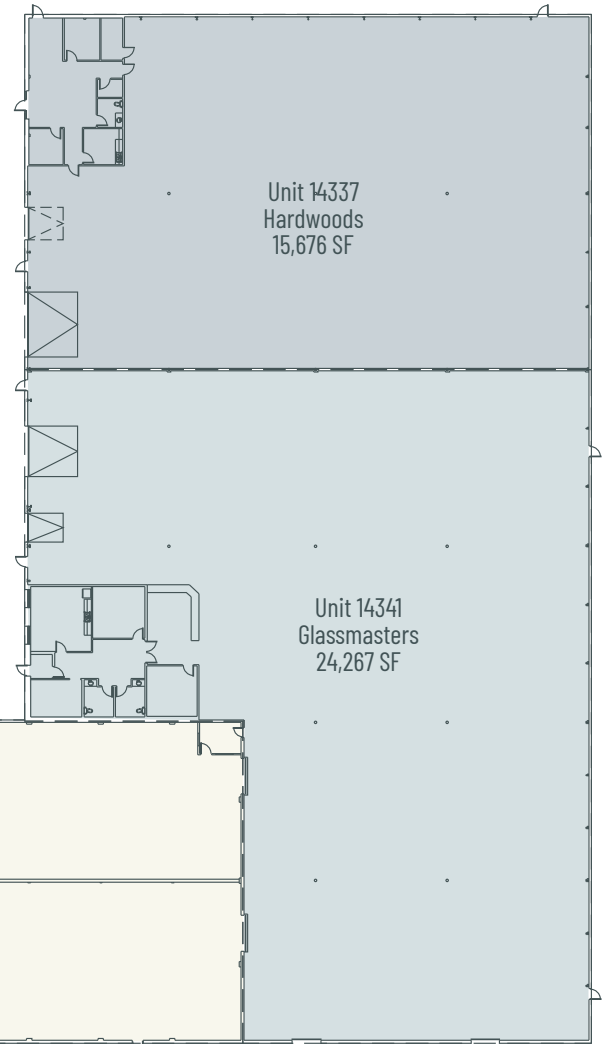
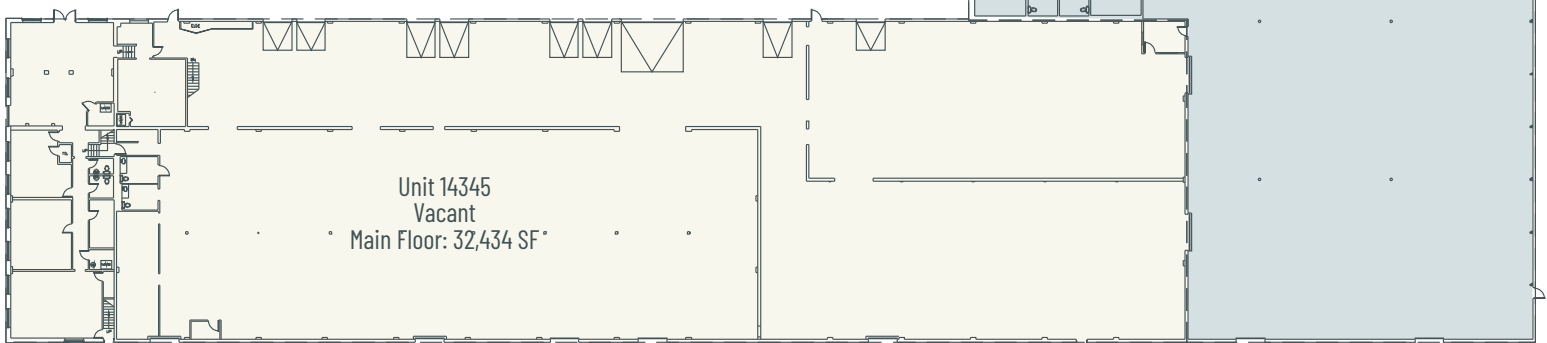
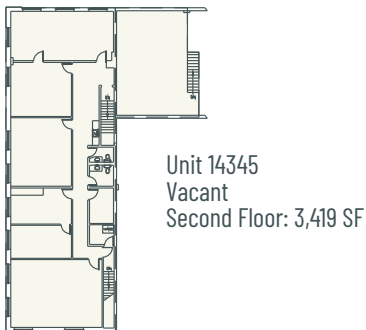
Area	Main Floor:	29,684 sq. ft.
	Second Floor:	2,750 sq. ft.
	Mezzanine:	669 sq. ft.
	Total:	33,103 sq. ft.
Loading	(3) 8' x 8' dock (5) 8' x 10' dock; (3) with levelers (1) 17' x 14' dock	
Ceiling Height	17' clear	
Power	800 amp, 347/600 volt, 3-phase, 4-wire <i>*to be confirmed</i>	
Available	Immediately	

Unit 14337 - Hardwoods

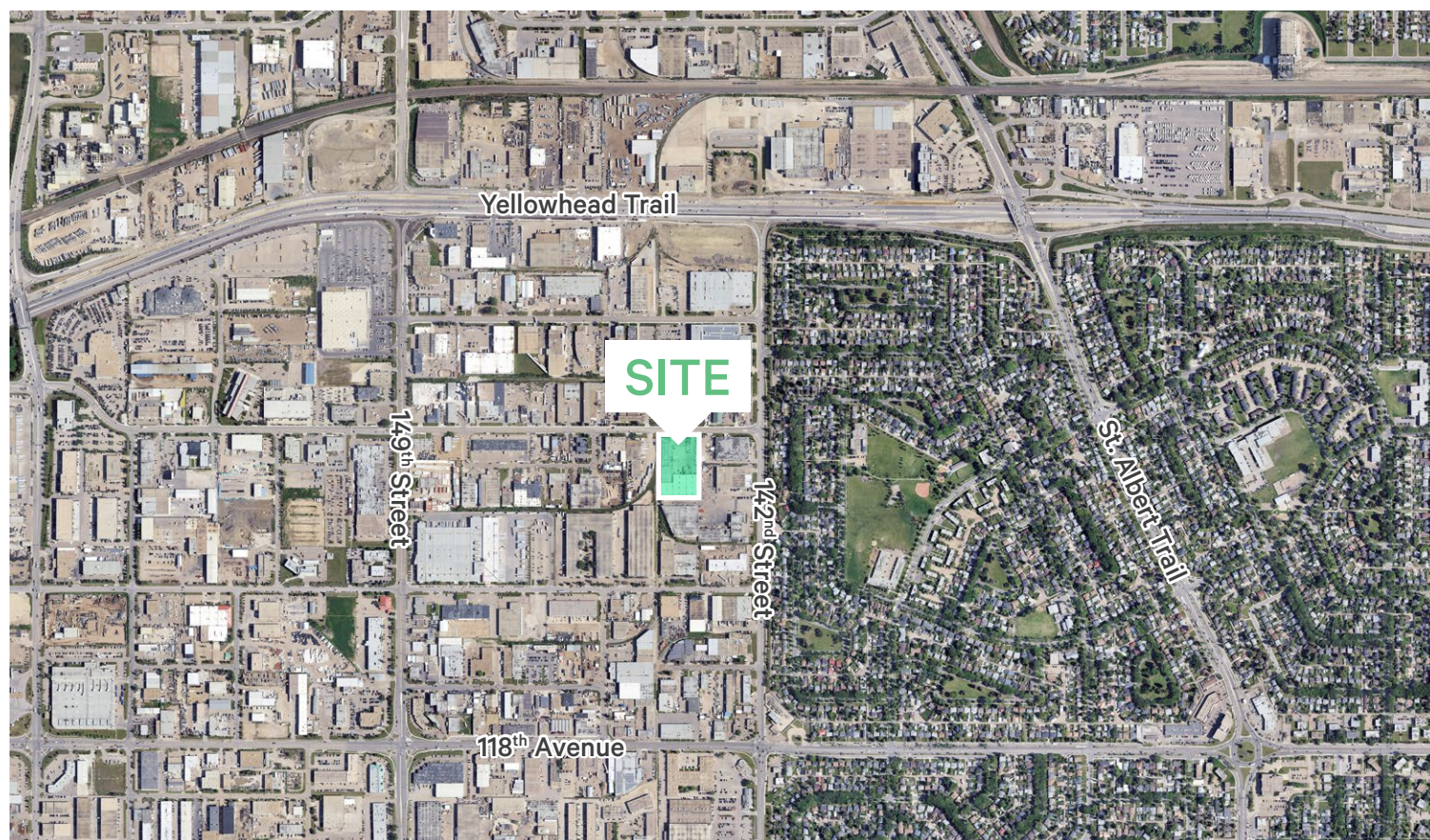
Area	15,676 sq. ft.
Loading	(1) 9' x 10' dock with leveler (1) 18' x 14' concrete ramped to grade
Ceiling Height	21' clear
Power	100 amp, 600 volt, 3-phase <i>*to be confirmed</i>
Air Make-Up	Yes
Lease Expiry	July 31, 2027

Unit 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 14341
Glassmasters
24,267 SF



Contact Us

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*(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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