

FOR SALE

NORTHWEST WAREHOUSE BUILDING

12230 163 Street - Edmonton, AB



**CUSHMAN &
WAKEFIELD**
Edmonton



PRICE REDUCED!

RARE FREESTANDING BUILDING

PROPERTY HIGHLIGHTS

- ± 7,250 SF building includes warehouse, reception, 2 offices, kitchenette, washrooms.
- ± 0.99 acres fenced and graveled yard.
- Excellent access to Yellowhead Trail, 118 Avenue, and Anthony Henday Drive.

Mark Bowman

Associate

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David Cooney

Partner

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CUSHMAN & WAKEFIELD

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PROPERTY DETAILS

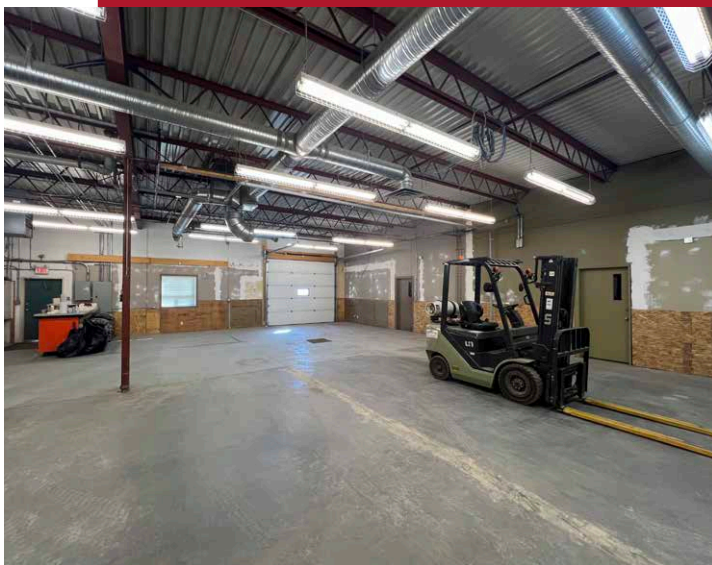
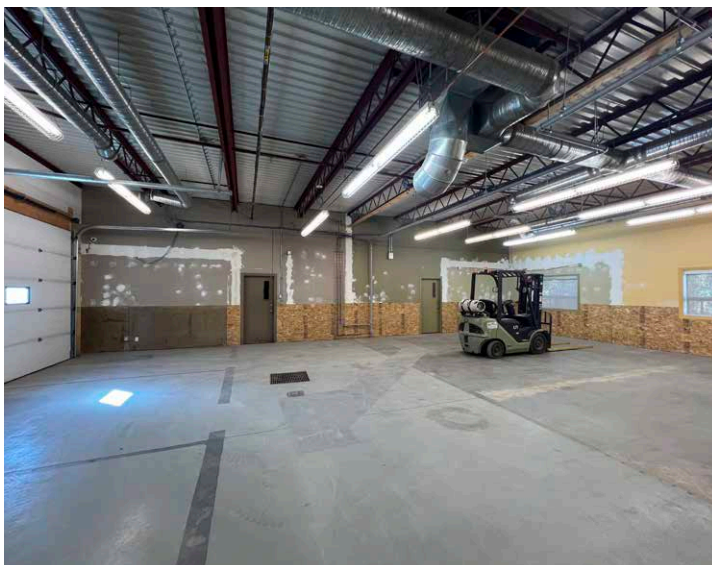
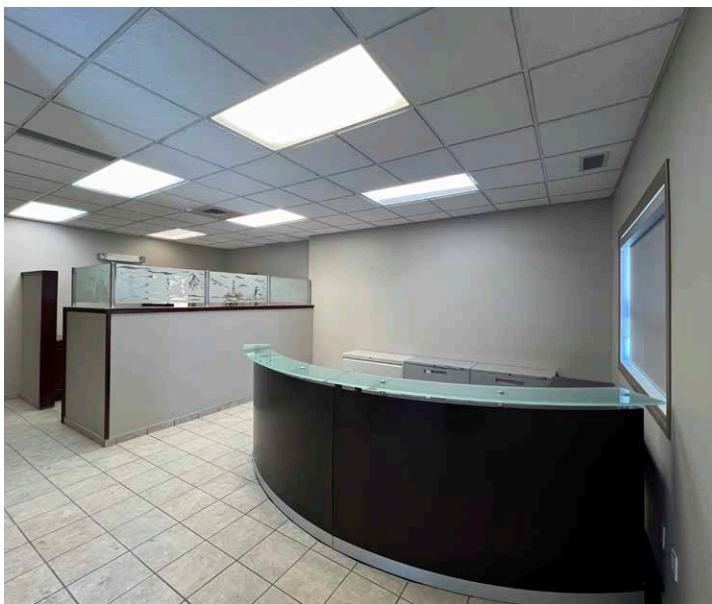
Municipal Address:	12230 163 Street
Legal Description:	Plan 8020938, Block 3, Lot 5
Year Built:	1999
Main Floor Office:	1,500 SF
Warehouse:	5,750 SF
Total:	7,250 SF
Power:	400 Amp, 3-Phase (To be confirmed by Purchaser)

Loading Doors:	(3) 8'x10' Grade
Heating:	Rooftop Unit (Heat & AC) & Unit Heaters
Zoning:	IM - Medium Industrial
Ceiling Height:	12' Clear
Availability:	30-60 Days
Property Taxes:	\$49,353 (2024)
Asking Price:	\$1,850,000 \$1,795,000

AERIAL



PROPERTY PHOTOS





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