



REDUCED SALE PRICE:
\$8,750,000

FOR SALE

PARAGON SOIL AND ENVIRONMENTAL BUILDING

**Fully Leased
Class 'A' Flex Building**

**13804 164 Street,
Edmonton, Alberta**

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STRONG COVENANTED TENANT IN PLACE

PROPERTY HIGHLIGHTS

- Five (5) Year Lease signed and covenanted by a publicly traded company in 2024
- The Tenant is a recognized industry leader in environmental consulting, with global operations
- Several retail amenities nearby including Cineplex Cinemas North Edmonton, Christy's Corner, and Skyview Power Centre.
- Nestled in between major arterial routes between St. Albert and Edmonton: 170 Street, St. Albert Trail, Anthony Henday Drive and Yellowhead Highway.
- Surrounded by mature, stable neighbourhoods within the Northwest quadrant of Edmonton.

DEMOGRAPHICS



POPULATION
3KM | 15,976
5KM | 83,688



AVERAGE INCOME
13KM | \$134,019
5KM | \$132,085



HOUSEHOLDS
3KM | 5,461
5KM | 29,775



VEHICLES PER DAY
12,800 on 137 Avenue
8,900 on 170 Street



PROPERTY DETAILS

MUNICIPAL ADDRESS

13804 - 164 Street NW
Edmonton, Alberta

LEGAL DESCRIPTION

Lot 3, Block 8, Plan 1723329

ZONING

Industrial Business Zone (IB)
Public Utility Zone (PU)

NEIGHBORHOOD

Mistatim Industrial

BUILDING SIZE

24,768 SF

BUILT

2019

PROPERTY TAX

\$172,348.97 (2024)

PARKING AREA

100+ Surface Stalls

LOT AREA

1.5 Acres

REDUCED SALE PRICE

\$8,750,000

TENANCY

Single Tenant (Fully Leased)

NET OPERATING INCOME

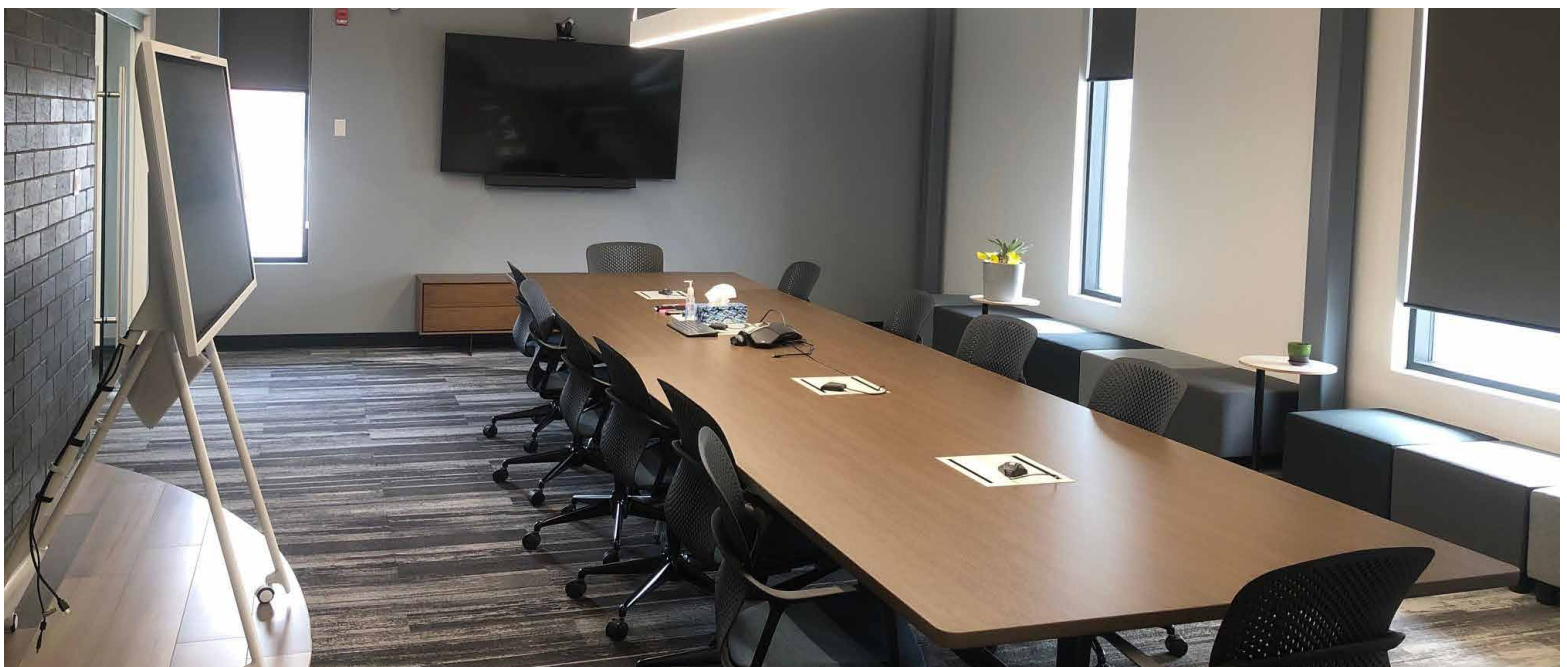
\$581,343.00

CAP RATE

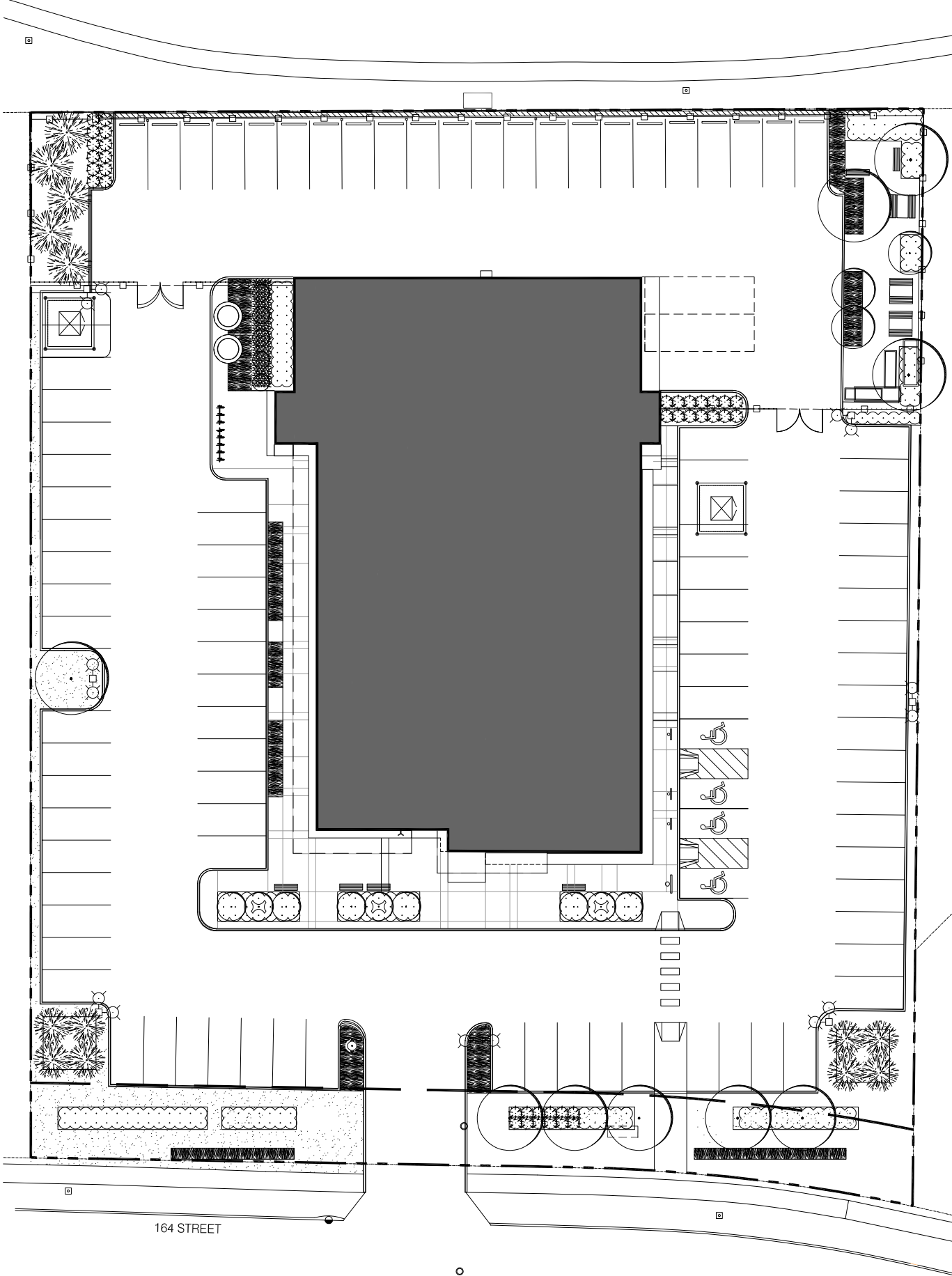
6.5%



INTERIOR PHOTOS



SITE PLAN



100 MEETING ROOM
684 SQ. FT.

101 RECEPTION
12 SQ. FT.

102 LOCKER ROOM
520 SQ. FT.

103 FILING ROOM & LIBRARY
280 SQ. FT.

104 JANITOR
26 SQ. FT.

105 WOMEN'S W/R
47 SQ. FT.

106 MEN'S W/R
140 SQ. FT.

107 PLOTTER
160 SQ. FT.

108 PRINTER
102

109 WORKSTATIONS
848 SQ. FT.

110 VEST
12 SQ. FT.

111 ROTATING OFFICE
144 SQ. FT.

112 KITCHEN/ LOUNGE
677 SQ. FT.

113 WAREHOUSE
1310 SQ. FT.

114 FITNESS ROOM
908 SQ. FT.

115 SAMPLE ROOM
482 SQ. FT.

116 ELEC ROOM
111 SQ. FT.

117 MECH ROOM
122 SQ. FT.

118 OFFICE 1
155 SQ. FT.

119 OFFICE 2
155 SQ. FT.

120 OFFICE 3
155 SQ. FT.

121 OFFICE 4
155 SQ. FT.

122 OFFICE 5
155 SQ. FT.

123 OFFICE 6
253 SQ. FT.

124 OFFICE 7
145 SQ. FT.

125 OFFICE 8
145 SQ. FT.

126 OFFICE 9
145 SQ. FT.

127 OFFICE 10
145 SQ. FT.

128 OFFICE 11
144 SQ. FT.

129 OFFICE 12
145 SQ. FT.

130 OFFICE 13
144 SQ. FT.

131 OFFICE 14
156 SQ. FT.

132 OFFICE 15
156 SQ. FT.

133 OFFICE 16
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134 OFFICE 17
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135 OFFICE 18
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136 OFFICE 19
154 SQ. FT.

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MECH. 211
219 SQ. FT.

PATIO 217
180 SQ. FT.

KITCHEN 212

OFFICE 14 222
189 SQ. FT.

OFFICE 13 223
155 SQ. FT.

OFFICE 12 224
155 SQ. FT.

OFFICE 11 225
155 SQ. FT.

OFFICE 10 226
155 SQ. FT.

OFFICE 9 227
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OFFICE 8 228
155 SQ. FT.

OFFICE 7 229
155 SQ. FT.

OFFICE 6 230
155 SQ. FT.

OFFICE 5 231
326 SQ. FT.

OFFICE 3 232
179 SQ. FT.

OFFICE 1 233
180 SQ. FT.

OFFICE 4 234
145 SQ. FT.

OFFICE 3 235
145 SQ. FT.

SERVER 213
200 SQ. FT.

PRINTER 214
100 SQ. FT.

OFFICE 17 236
150 SQ. FT.

OFFICE 18 237
150 SQ. FT.

WOMEN'S W/R 238
240 SQ. FT.

MEN'S W/R 239
180 SQ. FT.

UNION 240
77 SQ. FT.

OPEN WORKSTATIONS 215

COMMON AREA 201

MEETING ROOM 202
177 SQ. FT.

OFFICE 30 238
208 SQ. FT.

LEAS OFFICE 29 239
280 SQ. FT.

OFFICE 20 240
170 SQ. FT.

OFFICE 21 241
165 SQ. FT.

OFFICE 22 242
156 SQ. FT.

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OFFICE 25 245
202 SQ. FT.

OFFICE 26 246
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OFFICE 27 247
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OFFICE 28 248
156 SQ. FT.

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