



REDUCED SALE PRICE:
\$8,400,000

FOR SALE

PARAGON SOIL AND ENVIRONMENTAL BUILDING

13804 164 Street,
Edmonton, Alberta

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OWNER/USER OPPORTUNITY

STRONG COVENANTED TENANT IN PLACE

PROPERTY HIGHLIGHTS

- Lease Expires May 31, 2029 and covenanted by a publicly traded company
- 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

\$188,050.60 (2026)

PARKING AREA

100+ Surface Stalls

LOT AREA

1.5 Acres

REDUCED SALE PRICE

\$8,400,000

TENANCY

Single Tenant

NET OPERATING INCOME

\$581,343.00

CAP RATE

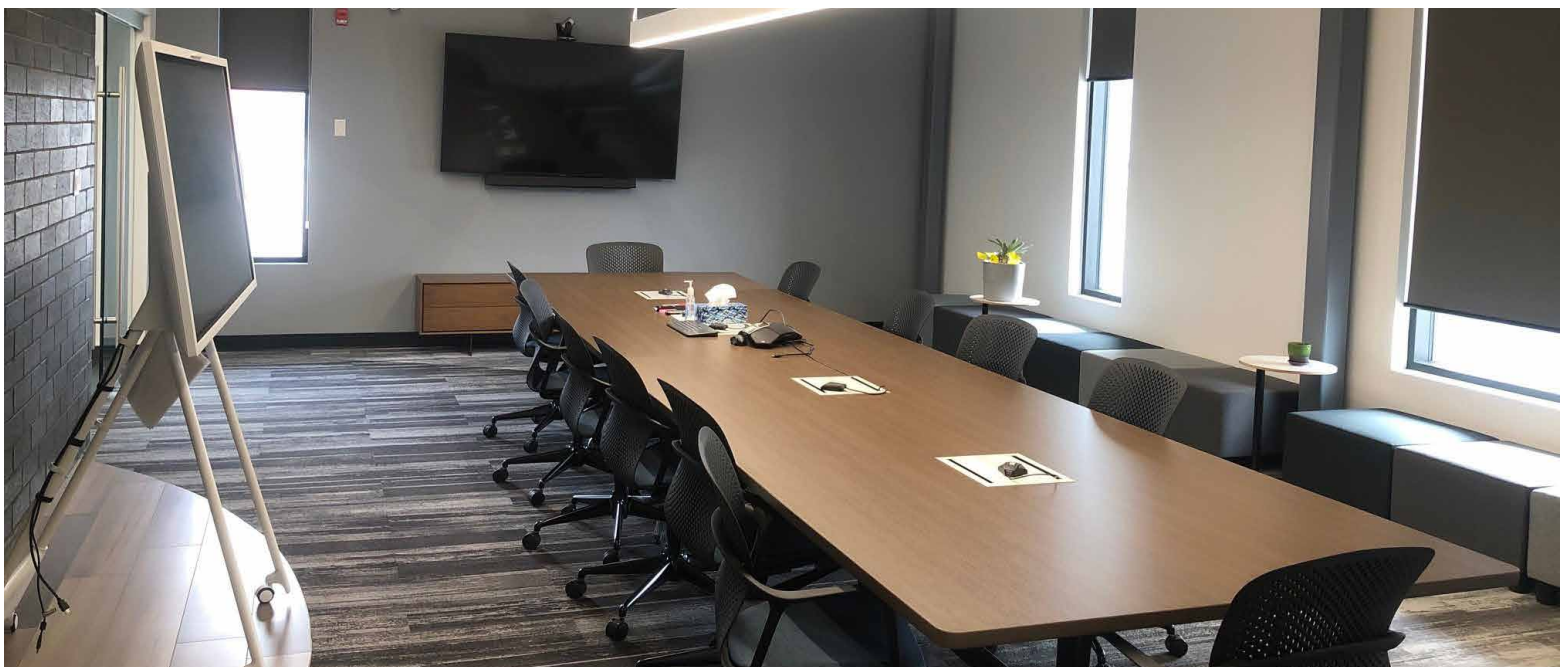
6.5%

SPACE AVAILABLE

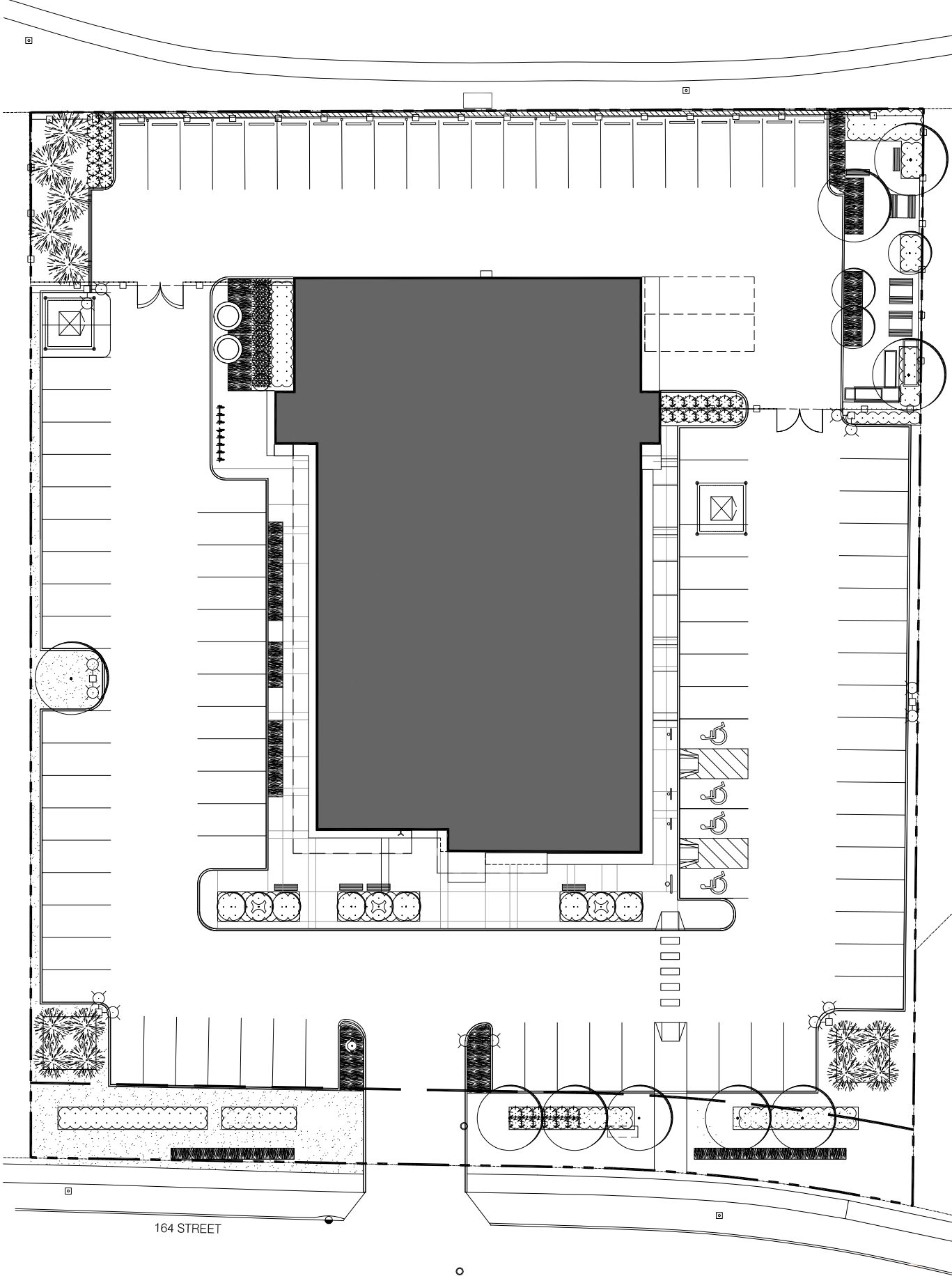
24,768 SF (Available May 2029)

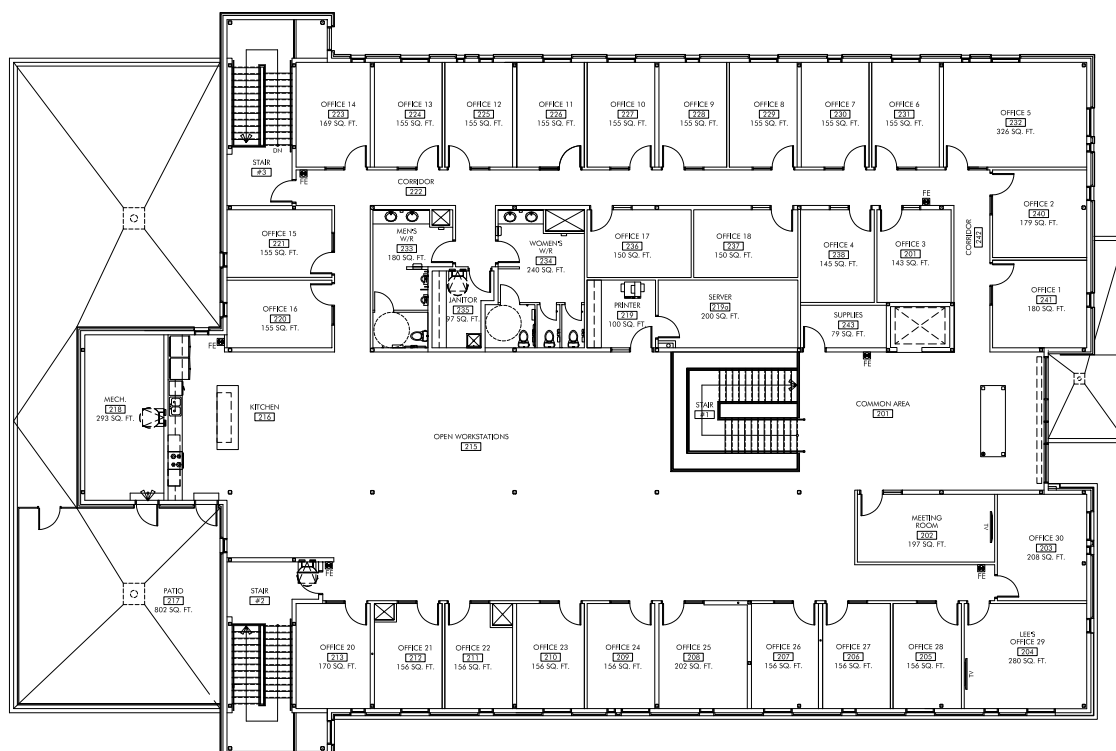
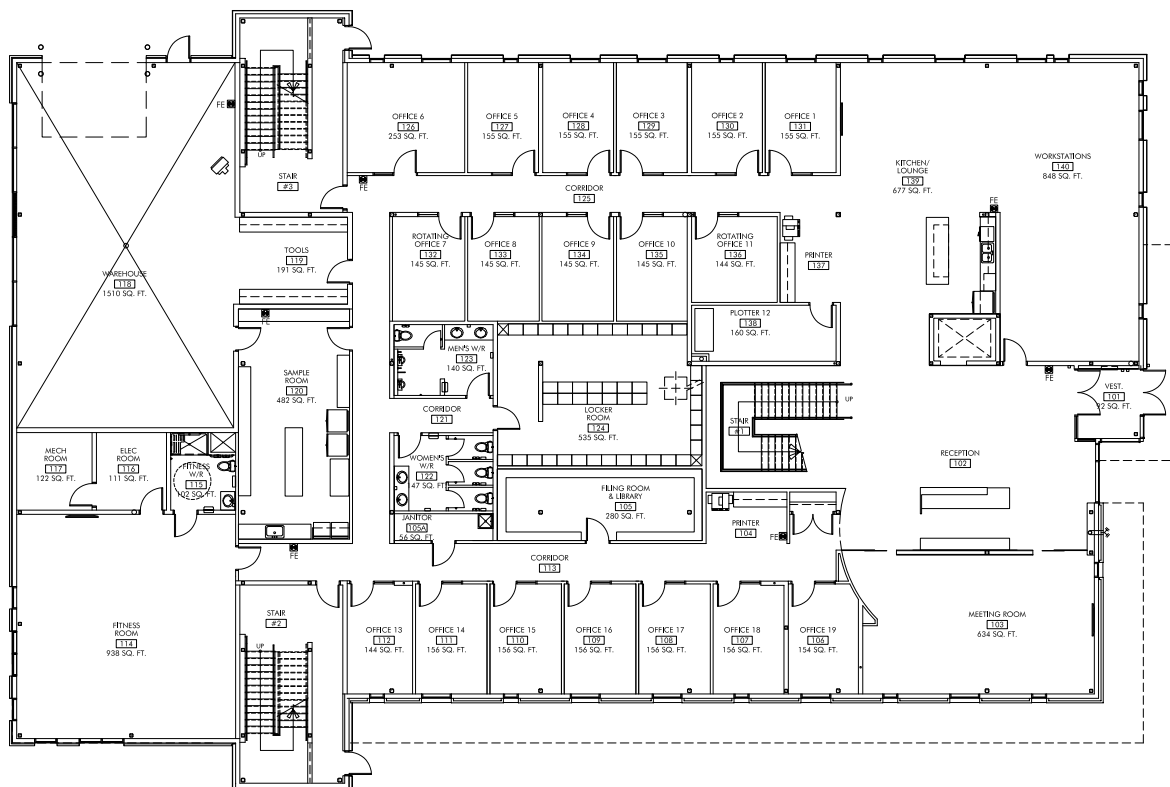


INTERIOR PHOTOS



SITE PLAN







**CUSHMAN &
WAKEFIELD**
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