



## 12824 - 141 Street NW

Edmonton, Alberta

### Property Highlights

- Rare office condo with a small warehouse space
- Quick proximity to St. Albert Trail, 149 Street and Yellowhead Drive
- Multiple offices, reception area, boardroom and kitchen area
- Grade loading overhead door

### Chad Griffiths

780 436 7414 • [cgriffiths@naiedmonton.com](mailto:cgriffiths@naiedmonton.com)

### Ryan Brown

587 635 2486 • [rbrown@naiedmonton.com](mailto:rbrown@naiedmonton.com)

### Drew Joslin

780 540 9100 • [djoslin@naiedmonton.com](mailto:djoslin@naiedmonton.com)





For Sale

12824 - 141 Street NW, Edmonton, AB



SIZE	Office/Warehouse Main Floor (Condo Plan)	2,659 sq.ft.±
	Office Second Floor	1,675 sq.ft.±
	<b>Total</b>	<b>4,334 sq.ft.±</b>

LEGAL DESCRIPTION Condo plan 9926205, Unit 6

LOADING 12' grade level door

CEILING HEIGHT 18' clear

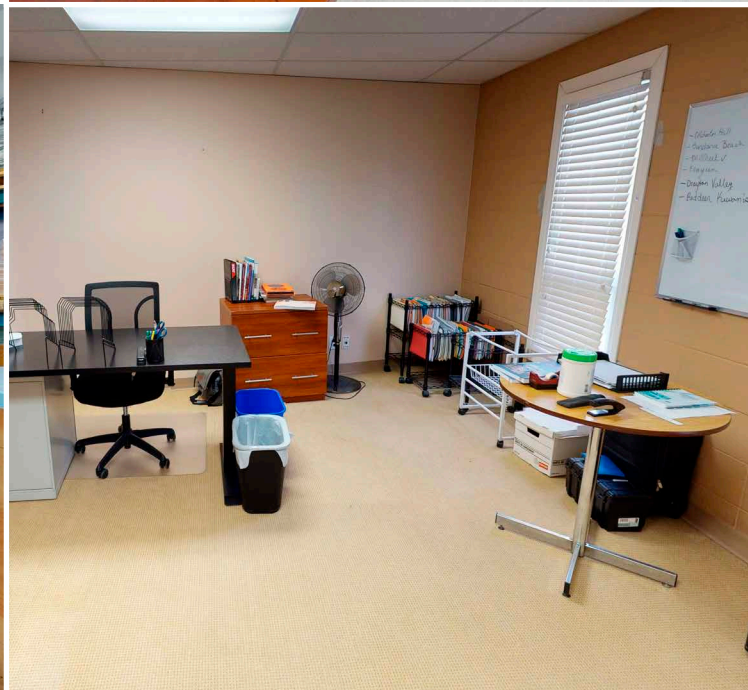
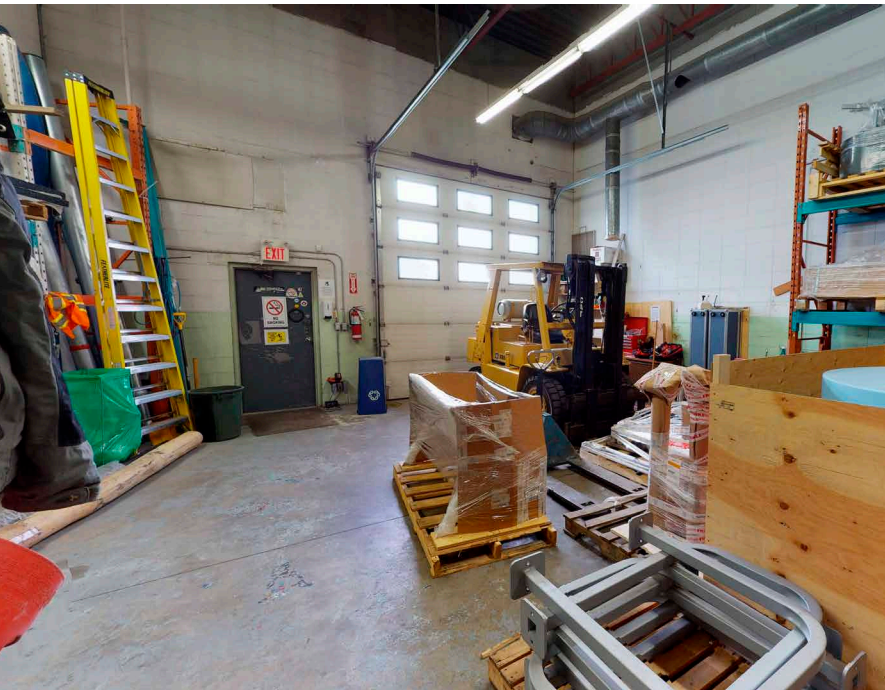
POWER TBC

PROPERTY TAXES \$12,521.14 (2021)

CONDO FEES \$490.92/Month (2022)

AVAILABLE Immediately

SALE PRICE \$650,000

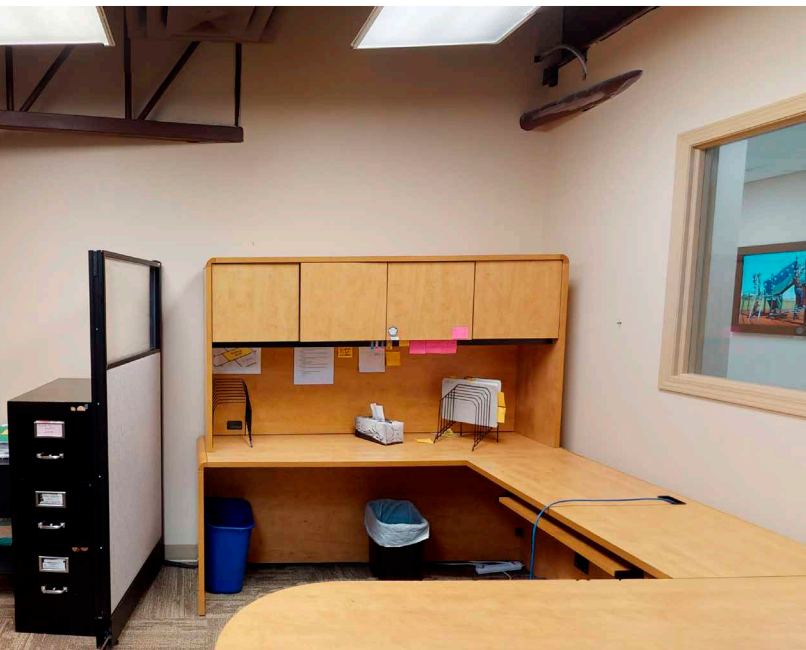


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12824 - 141 Street NW, St. Albert, AB



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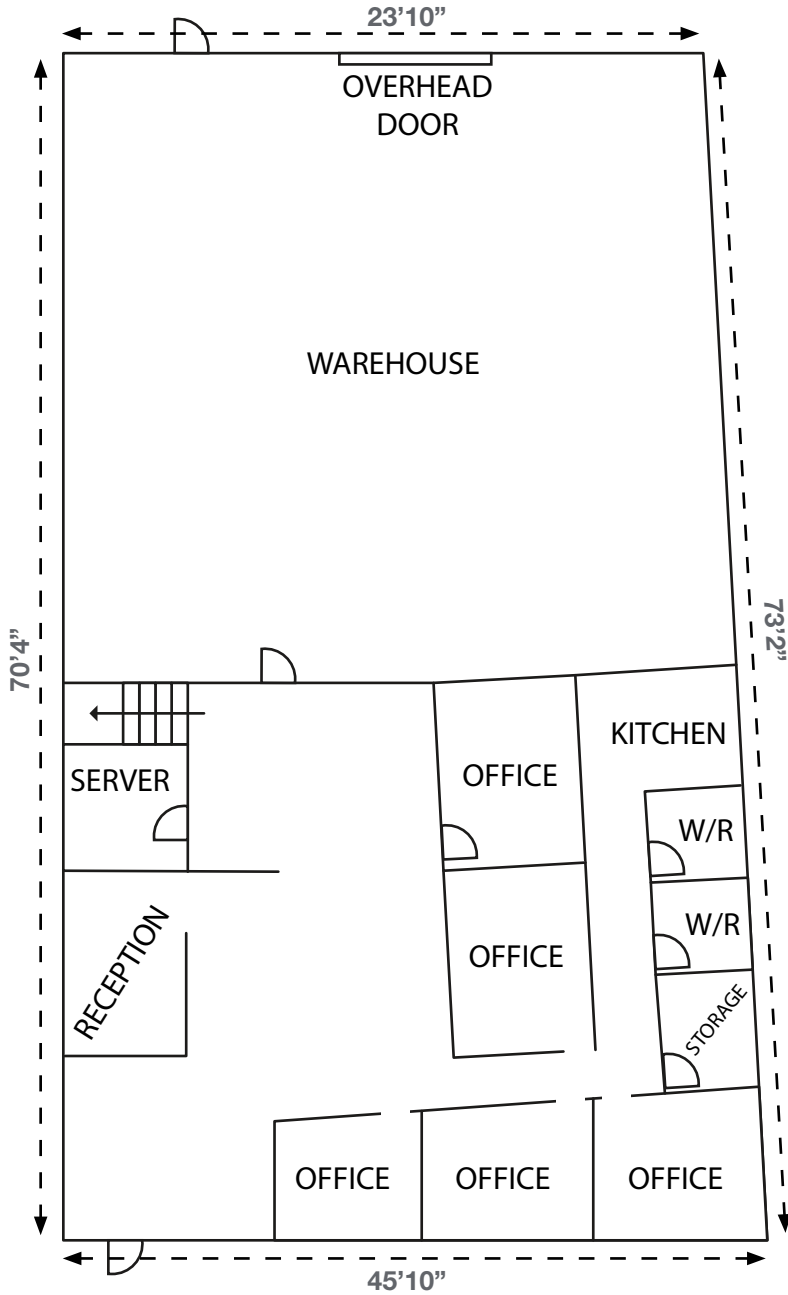
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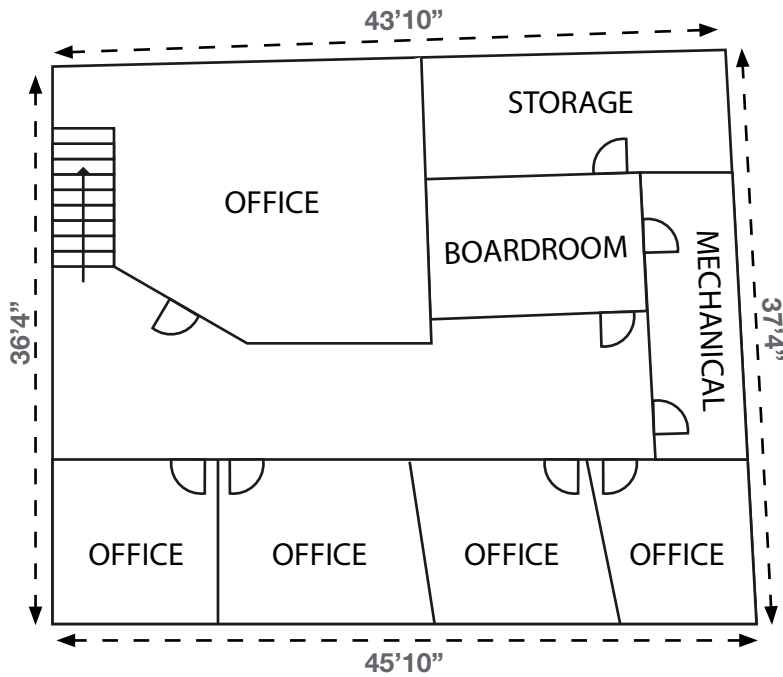
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### MAIN FLOOR



### MEZZANINE



FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE • MEASUREMENTS MAY NOT BE EXACT

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