

For Sale

11,339 SF Freestanding
Bldg. with Secured Yard



11848 - 152 Street Edmonton, Alberta

Property Features

- Freestanding building with secured yard
- Sumps
- Air conditioned office area
- 26' clear ceiling height
- Five (5) grade loading overhead doors
- Convenient access to 149/156 Streets, Yellowhead Trail, & Anthony Henday Drive

Kevin Mockford

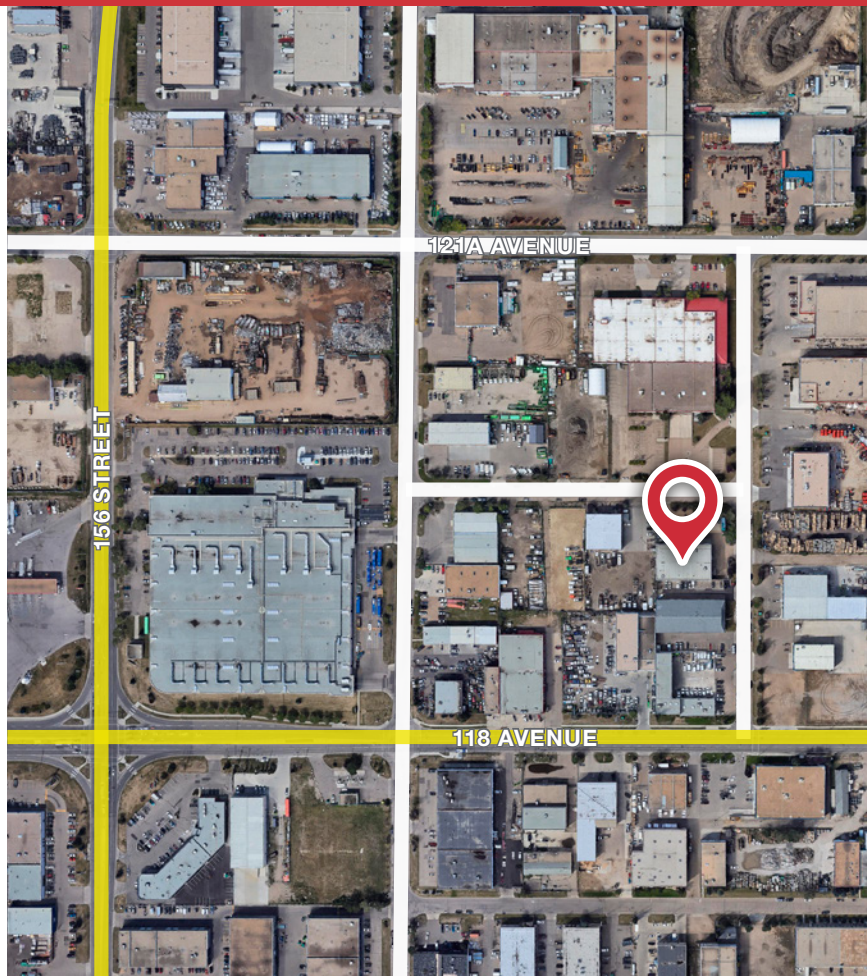
587 635 2484 • kmockford@naiedmonton.com

Ed Stenger

587 635 2483 • estenger@naiedmonton.com

Gordie Lough

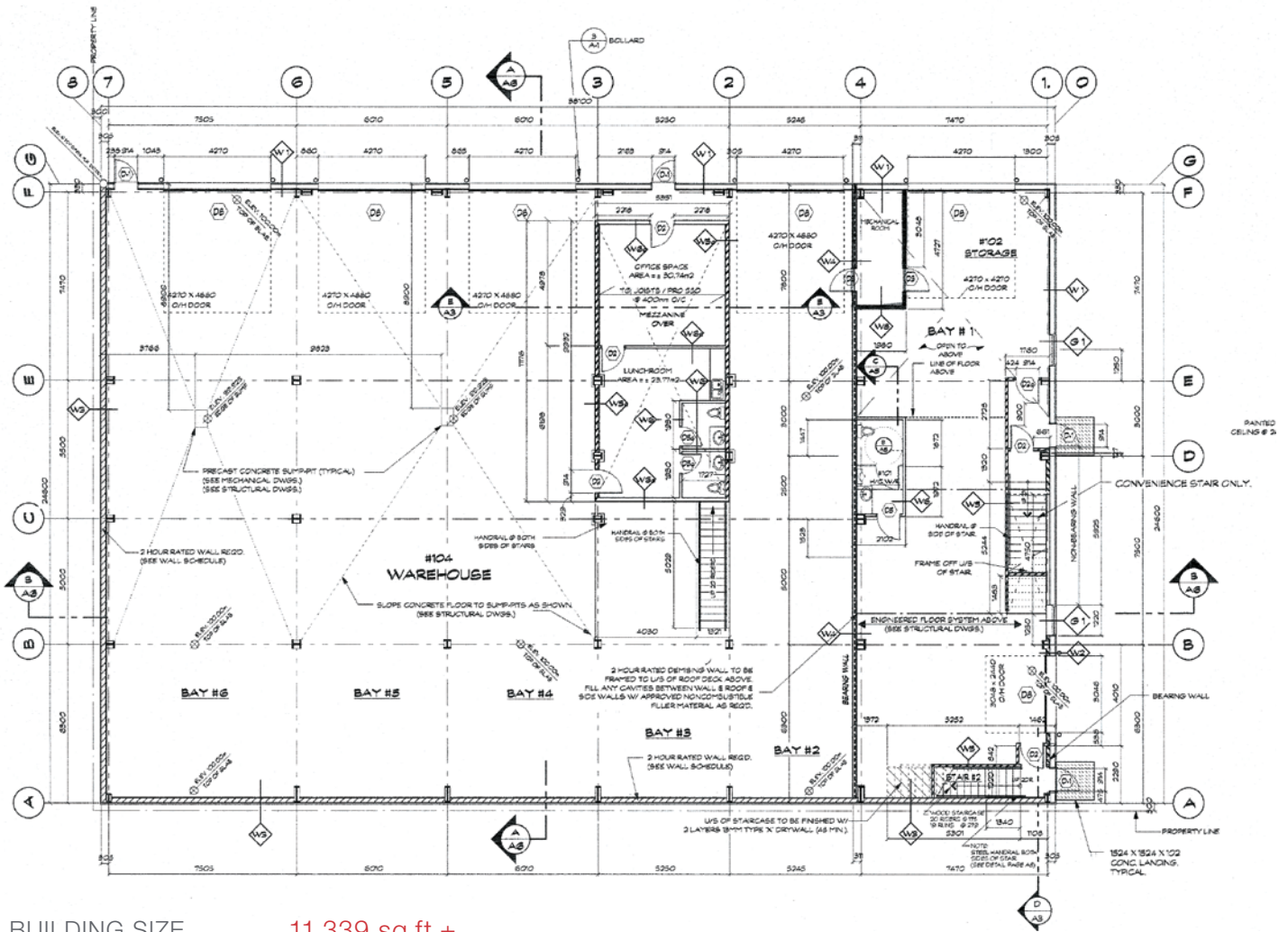
587 635 5610 • glough@naiedmonton.com



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410
naiedmonton.com

For Sale: 11,339 SF Freestanding Building with Secured Yard
 11848 - 152 Street, Edmonton, Alberta



BUILDING SIZE	11,339 sq.ft.±
LAND SIZE	0.64 acres
LEGAL DESCRIPTION	Plan 8123164, Block 8, Lot 12
ZONING	Business Employment (BE)
LOADING	(1) 14'x14' (4) 14'x16' Bay 3 has a powered door
CEILING HEIGHT	26'± clear
POWER	600 amp; 3 phase; 4 wire; 120/208 (TBC)
AVAILABLE	Negotiable
PROPERTY TAXES	\$46,999.81 (2023)
SALE PRICE	\$2,300,000

Kevin Mockford
 587 635 2484
 kmockford@naiedmonton.com

Ed Stenger
 587 635 2483
 estenger@naiedmonton.com

Gordie Lough
 587 635 5610
 glough@naiedmonton.com