



FOR SALE/LEASE

5700 125 AVENUE NW
EDMONTON, AB

**TWO
FREESTANDING
BUILDINGS**

Building 1: 10,560 SF

Building 2: 12,125 SF

Total: 22,685 SF

Adrian Ambrozuk

Associate Partner

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FORT ROAD

66 STREET

50 STREET

YELLOWHEAD HIGHWAY

BUILDING 1



BUILDING 2



THE OPPORTUNITY

- High exposure freestanding buildings with convenient access to Yellowhead Trail
- First class office improvements with high end finishes throughout
- Move in ready with new furniture in place, including furnished offices, boardroom, & lunch room
- Easily accessible from major roadways including Yellowhead Trail, Fort Road, Anthony Henday
- Yellowhead frontage with 58,900 VPD
- Building 1 - 10,560 SF
Building 2 - 12,125 SF
Total 22,685 SF

OPPORTUNITY DETAILS

LEASE RATE
\$14.50 Per SF

OPERATING COST
\$4.00 Per SF

SALE PRICE
\$4,750,000.00 (For Both Buildings)
Appraisal available for qualified purchasers

PROPERTY DETAILS BUILDING 1

MUNICIPAL ADDRESS

5700 125 Avenue Edmonton, AB

YEAR BUILT

2017

SIZE

8,015 SF - Warehouse

2,545 SF - Office/Showroom

10,560 SF - TOTAL

SITE AREA

0.5 Acres

PARKING

18 Stalls

ZONING

IM - Medium Industrial

LOADING

3 Bays x 12' x 14' Grade Loading

CLEAR HEIGHT

24'

LIGHTING

Fuorescent T5I

POWER

600 AMP

HEATING

Forced Overhead

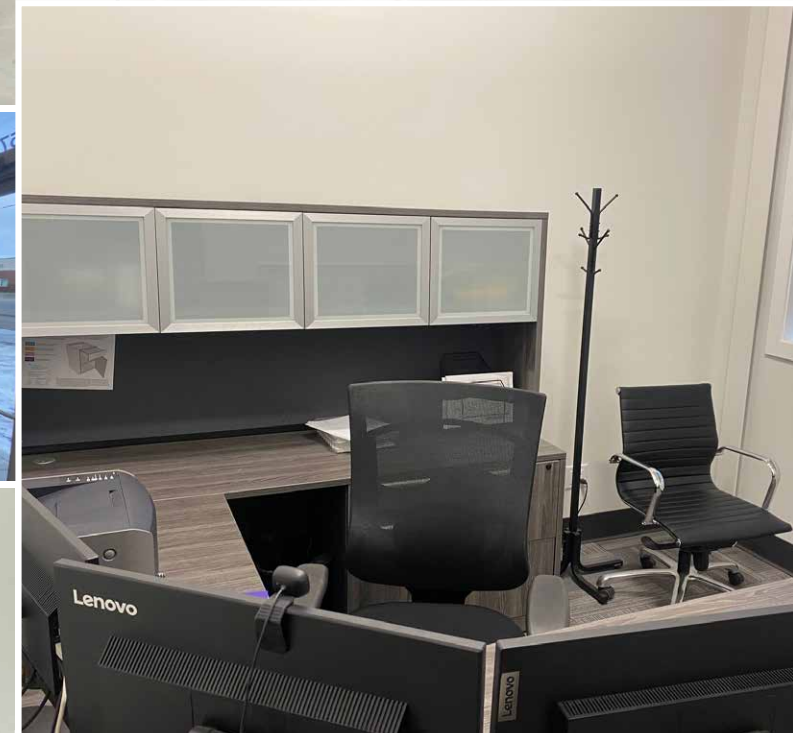
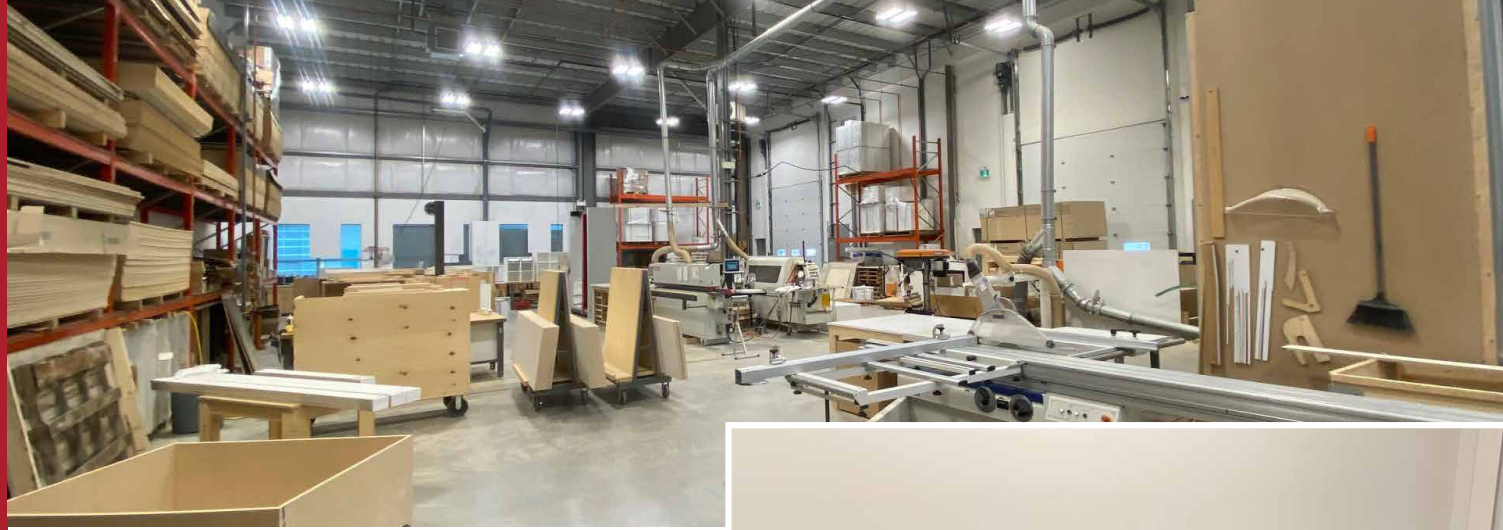
PROPERTY TAXES (FOR BOTH BUILDINGS)

\$81,542.00 (2022)

SALE PRICE

Inquire with Listing Agent

*Owner will consider a long term
sale/lease back



PROPERTY DETAILS BUILDING 2

MUNICIPAL ADDRESS
5700 125 Avenue Edmonton, AB

YEAR BUILT
2017

SIZE
6,025 SF - Warehouse
4,480 SF - Office
1,620 SF - Developed Mezzanine
12,125 SF - TOTAL

SITE AREA
0.5 Acres

PARKING
18 Stalls

ZONING
IM - Medium Industrial

LOADING
3 Bays x 12' x 14' Grade Loading

CLEAR HEIGHT
24'

LIGHTING
Fuorescent T5l

POWER
600 AMP

HEATING
Forced Overhead

**PROPERTY TAXES
(FOR BOTH BUILDINGS)**
\$81,542.00 (2022)

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125A AVENUE



57 STREET NW





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