

FOR LEASE/SALE  
**FREESTANDING BUILDING**  
ON 1.07 ACRES

6926 121 Avenue NW, Edmonton, AB



UP TO 80% VTB FINANCING AVAILABLE



**CUSHMAN & WAKEFIELD**  
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# THE OPPORTUNITY

- Rare standalone industrial facility featuring two (2) access points
- North bay equipped with a wash bay and trench drains
- New fencing and fully secured yard
- Prime location along the Yellowhead Trail Corridor
- Ideal fit for service, transport, fleet, and various industrial purposes



## PROPERTY DETAILS

### MUNICIPAL ADDRESS

6926 121 Avenue NW, Edmonton, AB

### LEGAL DESCRIPTION

Plan: 8023179 Block: 15 Lot: 3

### ZONING

IM - Medium Industrial Zone

### YEAR BUILT

1979

### MARKET

Montrose

### SITE SIZE

1.07 Acres

### SITE COVERAGE RATIO

26%

### BUILDING SIZE

12,200 SF

### POWER

120V/200A, 3 Phase, 4 Wire  
(To be Verified)

### LOADING DOORS

Grade (5) 14' x 16'

### LIGHTING

Metal Halide and Fluorescent

### HEATING

Gas Fired Overhead Unit Heaters

### SUMPS

Dual Compartment

## PROPERTY OPPORTUNITY

**SALE PRICE:** \$1,950,000  
(\$159.84/SF)

**LEASE RATE:** \$15.00/SF

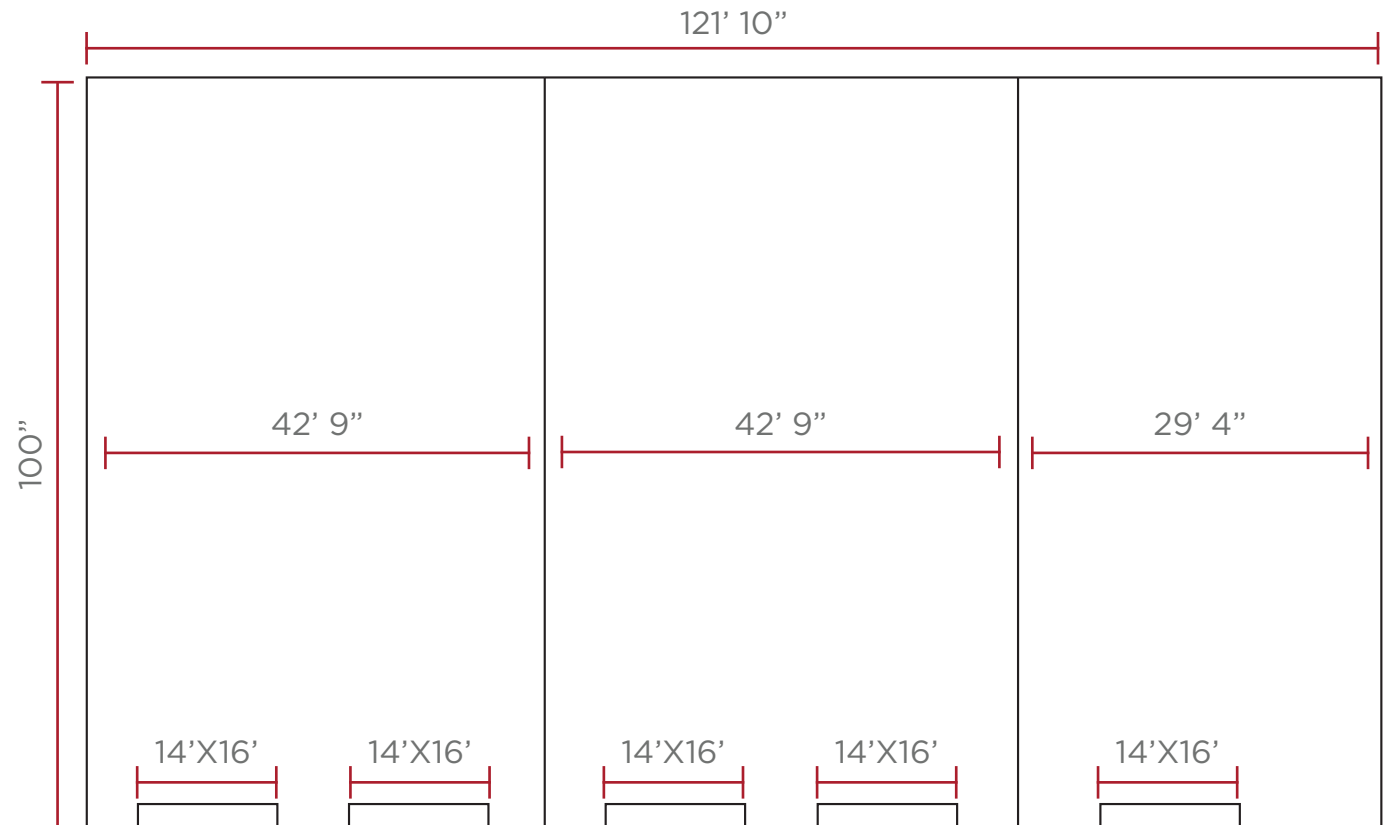
**OPERATING COST:** \$4.51/SF  
(2023)

**TAXES:** \$44,993.05  
(2023)

**AVAILABILITY:** Negotiable



## FLOOR PLAN



MEASUREMENTS IN THIS BROCHURE ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DIMENSIONS MAY VARY SLIGHTLY. INTERESTED PARTIES SHOULD VERIFY ALL INFORMATION PROVIDED.



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