

FOR LEASE/SALE FREESTANDING BUILDING ON 1.07 ACRES

6928 121 Avenue NW, Edmonton, AB



**CUSHMAN &
WAKEFIELD**
Edmonton

UP TO 80% VTB FINANCING AVAILABLE

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THE OPPORTUNITY

- Freestanding industrial building with Two (2) access points.
- 12,200 SF situated on 1.07 Acres.
- Fully fenced and secured yard.
- Close proximity to Yellowhead Trail, Anthony Henday Drive & Wayne Gretzky Drive.



PROPERTY DETAILS

MUNICIPAL ADDRESS

6928 121 Avenue NW, Edmonton, AB

ZONING

IM - Medium Industrial Zone

YEAR BUILT

1974

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: \$2,400,000
(\$196.72/SF)

LEASE RATE: \$16.00/SF

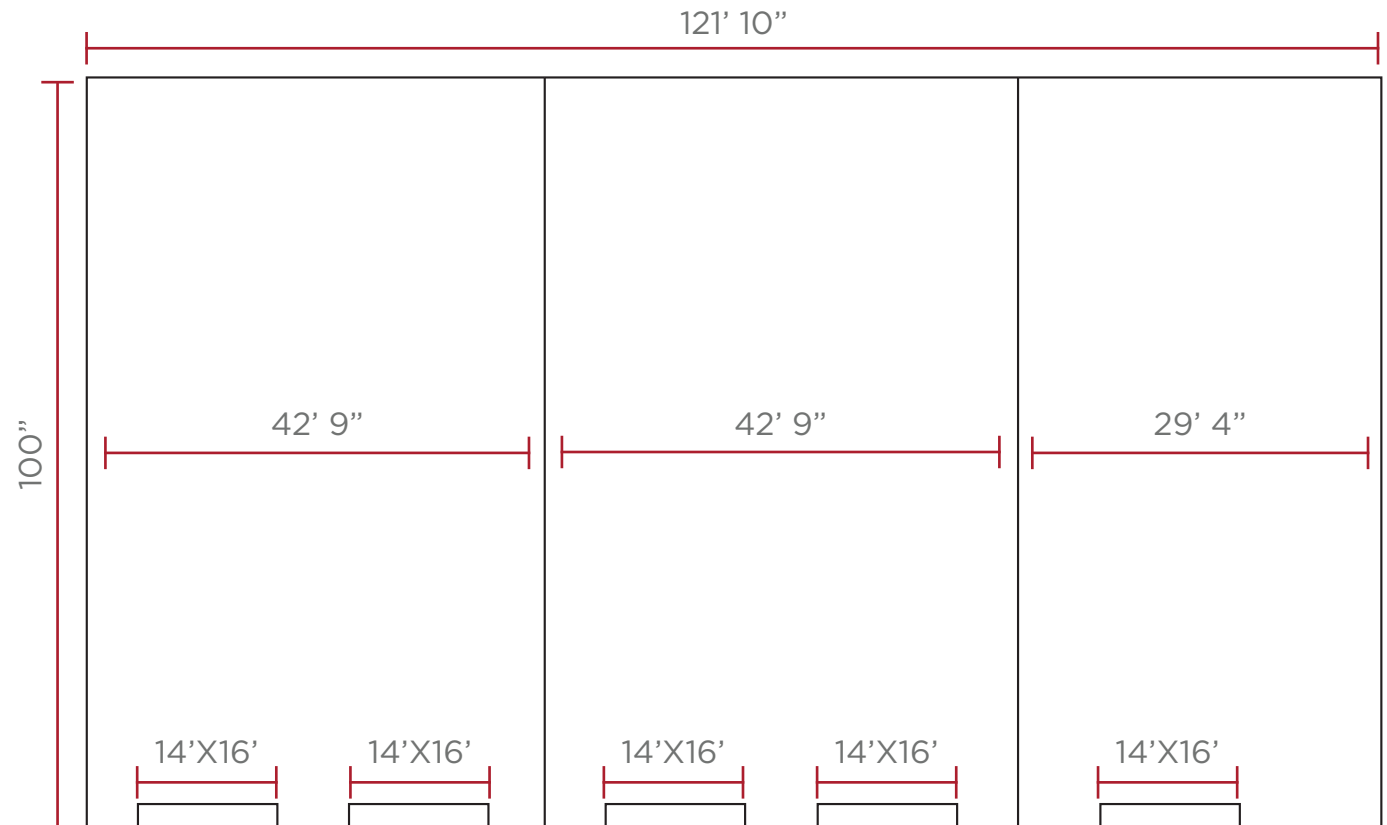
OPERATING COST: \$4.15/SF
(2022)

TAXES: \$40,607.26
(2022)

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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