

FOR LEASE/SALE
FREESTANDING BUILDING
ON 1.07 ACRES

6926 121 Avenue NW, Edmonton, AB



UP TO 80% VTB FINANCING AVAILABLE



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

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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

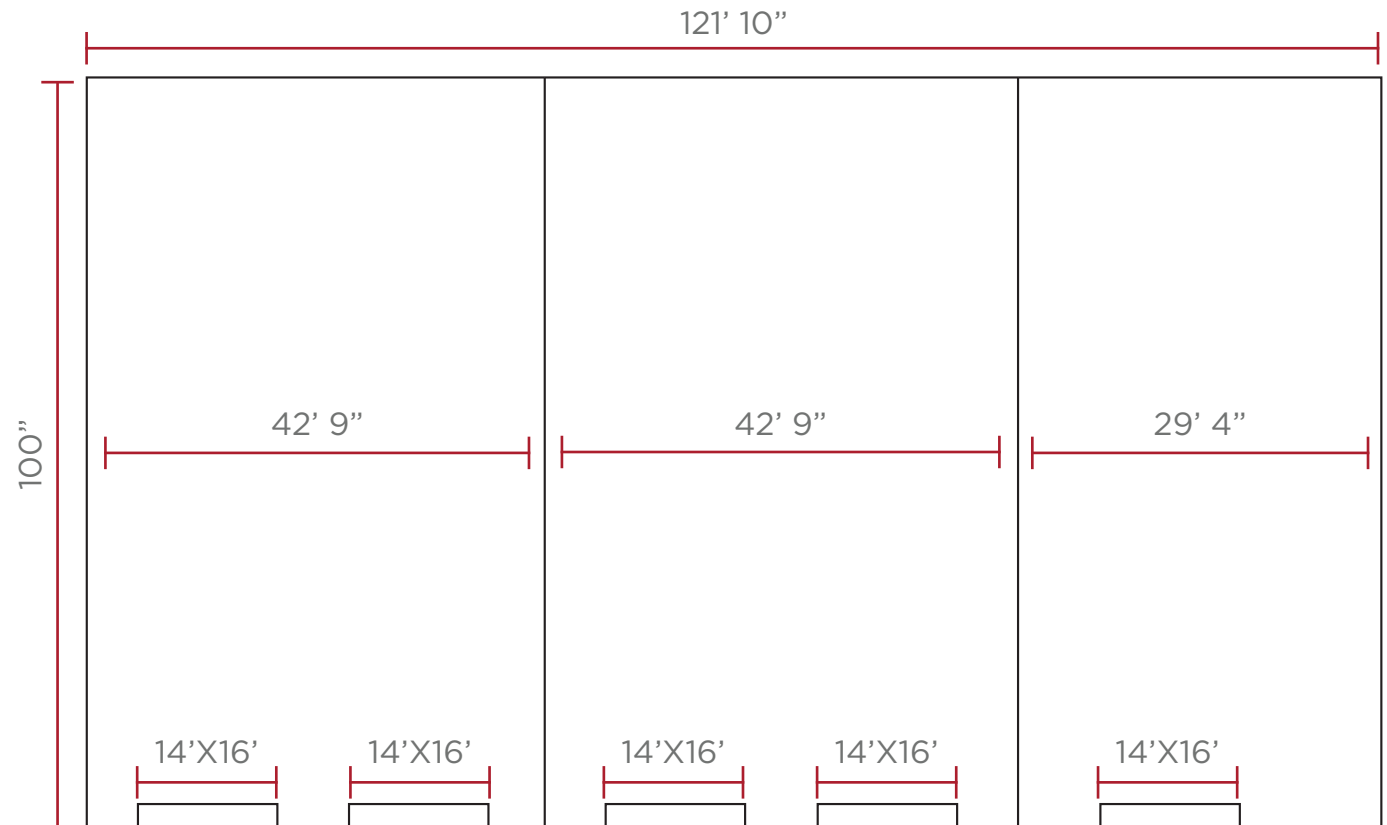
OPERATING COST: \$4.51/SF
(2023)

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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