

**END UNIT**

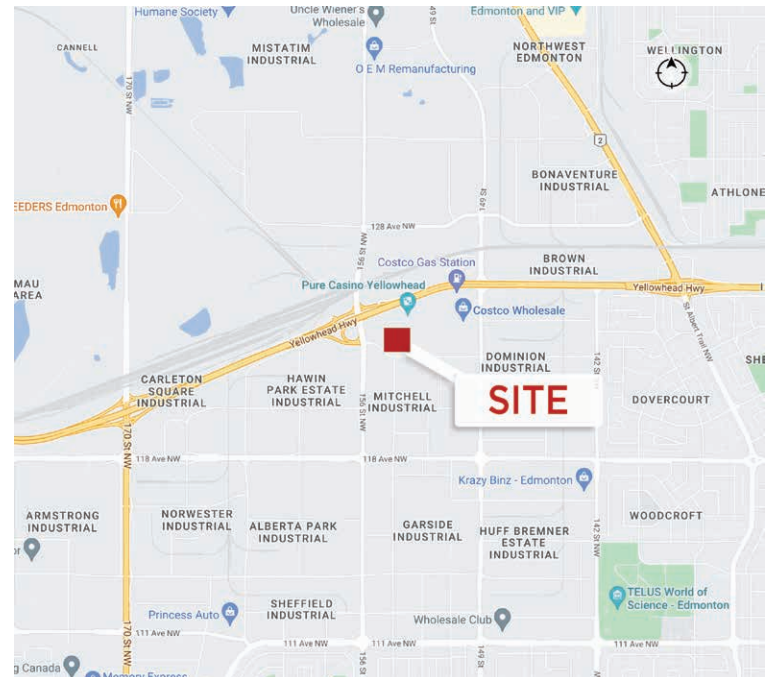
**EXCLUSIVE YARD AREAS**



## West Edmonton Office/Warehouse Condo

### Property Highlights

- End unit condo bay with approximately 55% office build out
- Excellent access to 156 Street and Yellowhead Trail
- Developed second floor office with potential for separate entrance and tenant income
- Abundant employee parking
- Fenced & secured site, with exclusive use yard areas and covered storage
- Grade loading
- Sump in warehouse



### Kennedy Munro

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### CUSHMAN & WAKEFIELD Edmonton

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FOR SALE

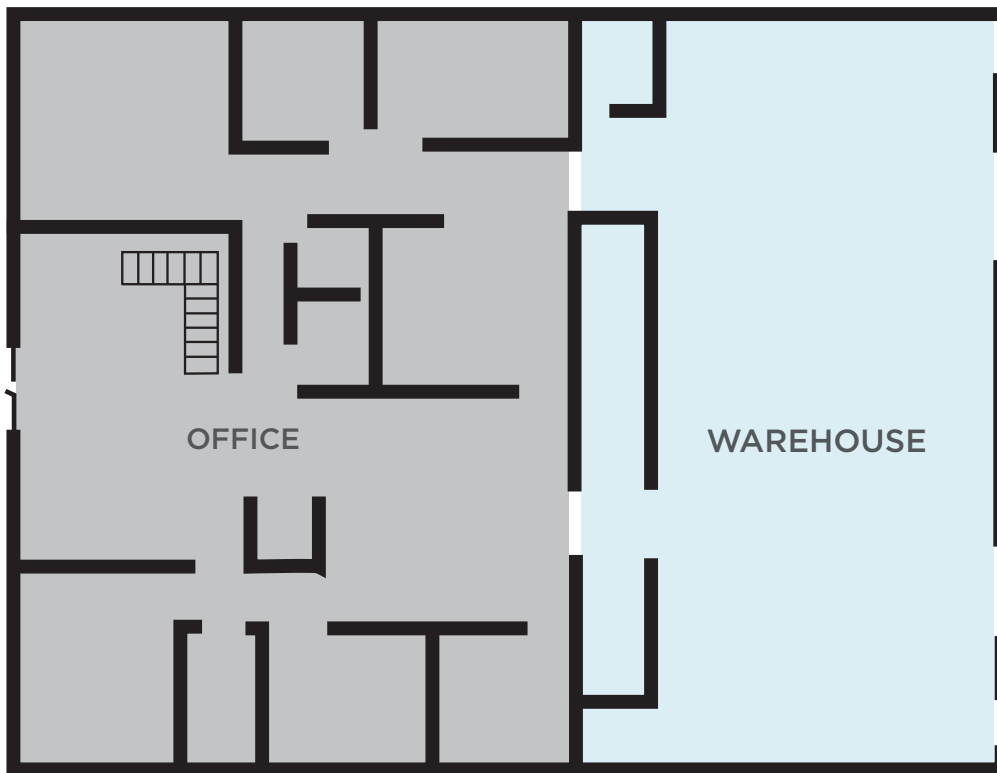
## West Edmonton Condo Bay

15338 123 Avenue, Edmonton, AB

### Property Details

<b>Municipal Address:</b>	15338 123 Avenue, Edmonton, AB	<b>Parking:</b>	4 Exclusive Parking Stalls Scramble Employee Parking
<b>Legal Description:</b>	Plan 9620170 Block 1	<b>Lighting:</b>	LED
<b>Zoning:</b>	IM	<b>Heating:</b>	Forced Air (Warehouse) Rooftop HVAC (Office)
<b>Neighbourhood:</b>	Gagnon Estate Industrial	<b>FINANCIAL INFORMATION</b>	
<b>Building Type:</b>	Condo	<b>Sale Price:</b>	\$1,100,000
<b>Condo Size:</b>	5,557 SF	<b>Taxes:</b>	\$22,614.14 (2022)
<b>Year Built:</b>	1982	<b>Condo Fees:</b>	\$2,245.95 Per Month
<b>Loading:</b>	(2) Grade Doors		
<b>Ceiling Height:</b>	18' Clear		

### Main Floor Plan



\*Floor plan not to scale

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**Property Photos**



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**Site Aerial**



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