



REDUCED SALE PRICE:
\$8,750,000

FOR SALE

PARAGON SOIL AND ENVIRONMENTAL BUILDING

13804 164 Street,
Edmonton, Alberta

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OWNER/USER OPPORTUNITY

STRONG COVENANTED TENANT IN PLACE

PROPERTY HIGHLIGHTS

- Lease Expires May 31, 2029 and covenanted by a publicly traded company
- The Tenant is a recognized industry leader in environmental consulting, with global operations
- Several retail amenities nearby including Cineplex Cinemas North Edmonton, Christy's Corner, and Skyview Power Centre.
- Nestled in between major arterial routes between St. Albert and Edmonton: 170 Street, St. Albert Trail, Anthony Henday Drive and Yellowhead Highway.
- Surrounded by mature, stable neighbourhoods within the Northwest quadrant of Edmonton.

DEMOGRAPHICS



POPULATION
3KM | 15,976
5KM | 83,688



AVERAGE INCOME
13KM | \$134,019
5KM | \$132,085



HOUSEHOLDS
3KM | 5,461
5KM | 29,775



VEHICLES PER DAY
12,800 on 137 Avenue
8,900 on 170 Street



PROPERTY DETAILS

MUNICIPAL ADDRESS

13804 - 164 Street NW
Edmonton, Alberta

LEGAL DESCRIPTION

Lot 3, Block 8, Plan 1723329

ZONING

Industrial Business Zone (IB)
Public Utility Zone (PU)

NEIGHBORHOOD

Mistatim Industrial

BUILDING SIZE

24,768 SF

BUILT

2019

PROPERTY TAX

\$188,050.60 (2026)

PARKING AREA

100+ Surface Stalls

LOT AREA

1.5 Acres

REDUCED SALE PRICE

\$8,750,000

TENANCY

Single Tenant

NET OPERATING INCOME

\$581,343.00

CAP RATE

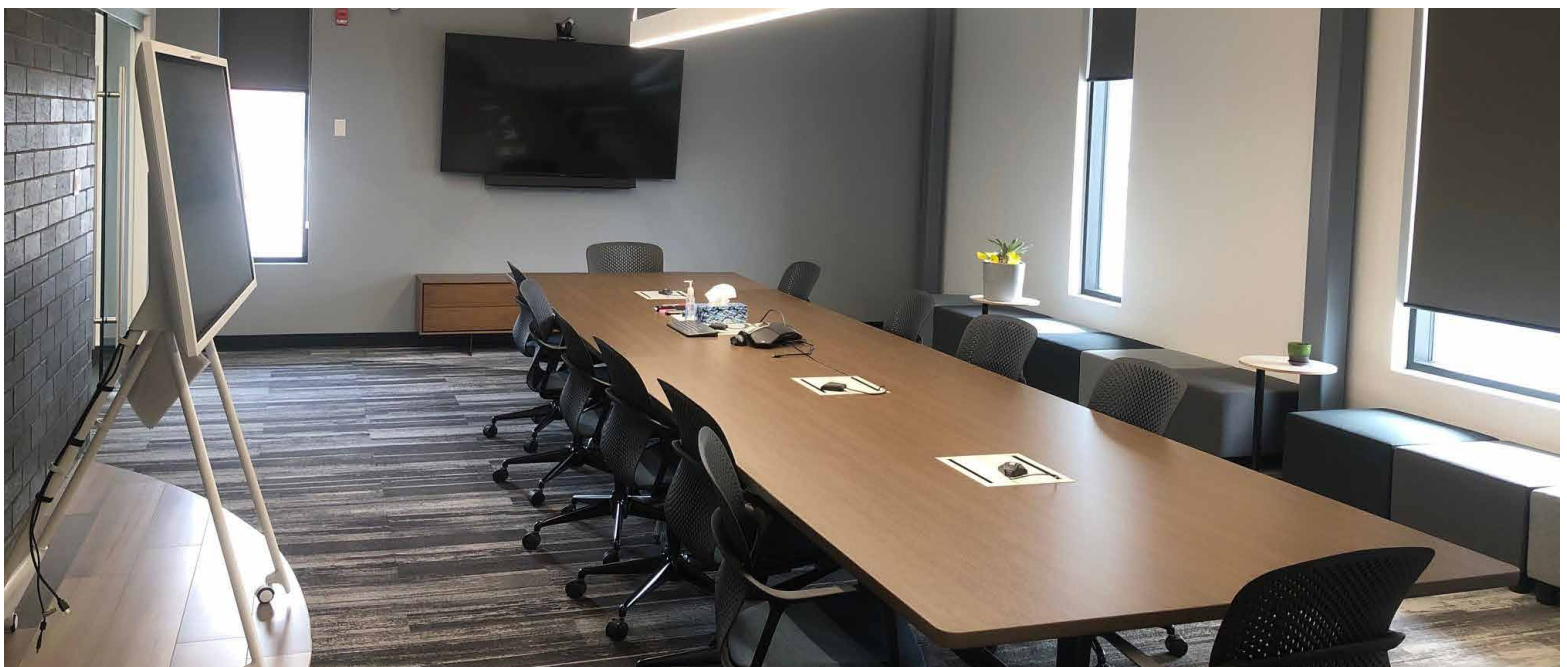
6.5%

SPACE AVAILABLE

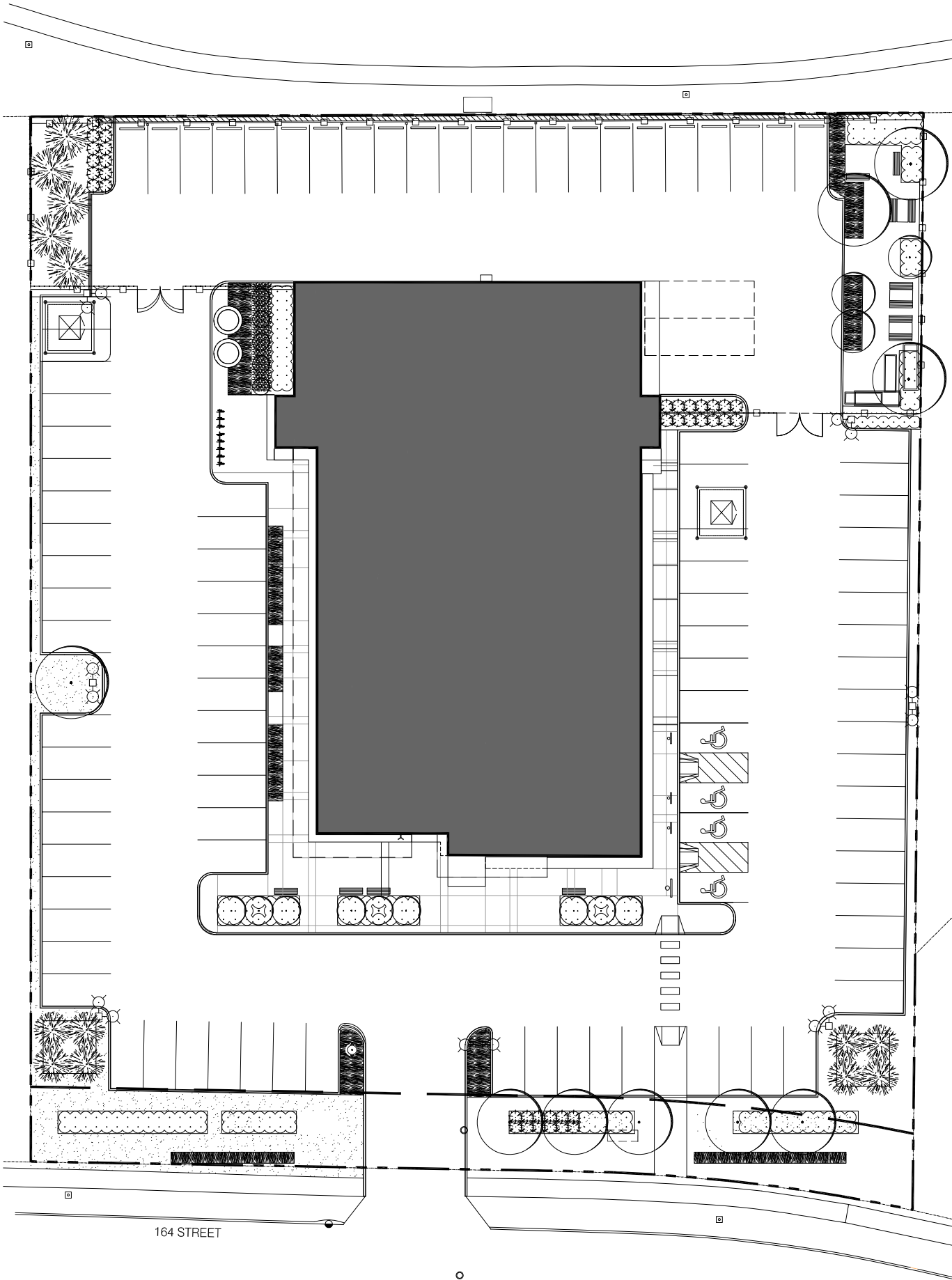
24,768 SF (Available May 2029)



INTERIOR PHOTOS



SITE PLAN



164 STREET

MECH. 211
219 SQ. FT.

PATIO 217
180 SQ. FT.

KITCHEN 212

OFFICE 14 222
189 SQ. FT.

OFFICE 13 223
155 SQ. FT.

OFFICE 12 224
155 SQ. FT.

OFFICE 11 225
155 SQ. FT.

OFFICE 10 226
155 SQ. FT.

OFFICE 9 227
155 SQ. FT.

OFFICE 8 228
155 SQ. FT.

OFFICE 7 229
155 SQ. FT.

OFFICE 6 230
155 SQ. FT.

OFFICE 5 231
326 SQ. FT.

OFFICE 3 232
179 SQ. FT.

OFFICE 1 233
180 SQ. FT.

OFFICE 4 234
145 SQ. FT.

OFFICE 3 235
145 SQ. FT.

SERVER 213
200 SQ. FT.

PRINTER 214
100 SQ. FT.

OFFICE 17 236
150 SQ. FT.

OFFICE 18 237
150 SQ. FT.

WOMEN'S W/R 240
240 SQ. FT.

MEN'S W/R 238
180 SQ. FT.

UNION 239
77 SQ. FT.

OPEN WORKSTATIONS 215

COMMON AREA 201

MEETING ROOM 202
177 SQ. FT.

OFFICE 30 238
208 SQ. FT.

LEAS OFFICE 29 239
280 SQ. FT.

OFFICE 20 240
170 SQ. FT.

OFFICE 21 241
165 SQ. FT.

OFFICE 22 242
156 SQ. FT.

OFFICE 23 243
156 SQ. FT.

OFFICE 24 244
156 SQ. FT.

OFFICE 25 245
202 SQ. FT.

OFFICE 26 246
156 SQ. FT.

OFFICE 27 247
156 SQ. FT.

OFFICE 28 248
156 SQ. FT.

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