



**REDUCED SALE PRICE:  
\$8,850,000**

**FOR SALE**

# **PARAGON SOIL AND ENVIRONMENTAL BUILDING**

**Fully Leased  
Class 'A' Flex Building**

**13804 164 Street,  
Edmonton, Alberta**

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**STRONG COVENANTED TENANT IN PLACE**

# PROPERTY HIGHLIGHTS

- New Five (5) Year Lease signed and covenanted by a publicly traded company
- The Tenant is a recognized industry leader specializing in soil, vegetation, and wetlands as they relate to development and reclamation.
- 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

\$172,348.97 (2024)

## PARKING AREA

100+ Surface Stalls

## LOT AREA

1.5 Acres

## SALE PRICE

\$8,850,000

## TENANCY

Single Tenant (Fully Leased)

## NET OPERATING INCOME

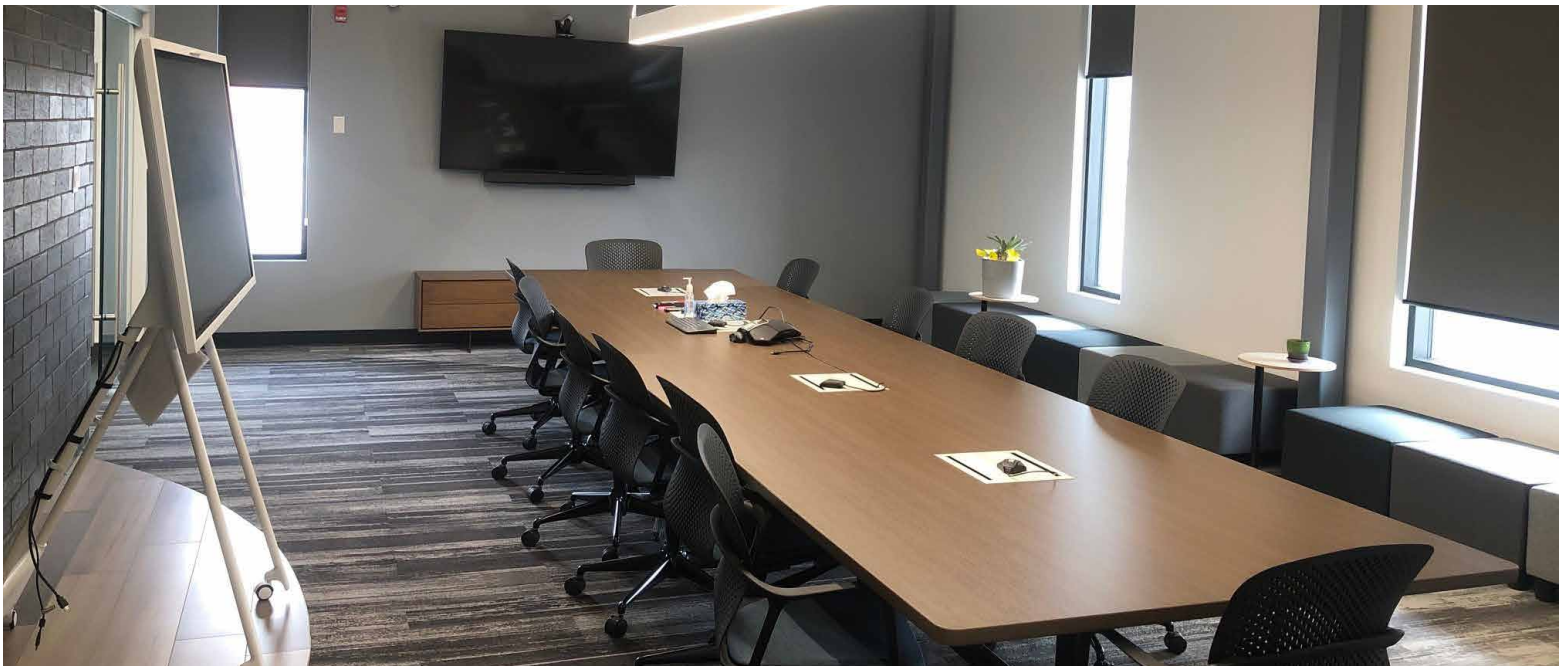
\$581,343.00

## CAP RATE

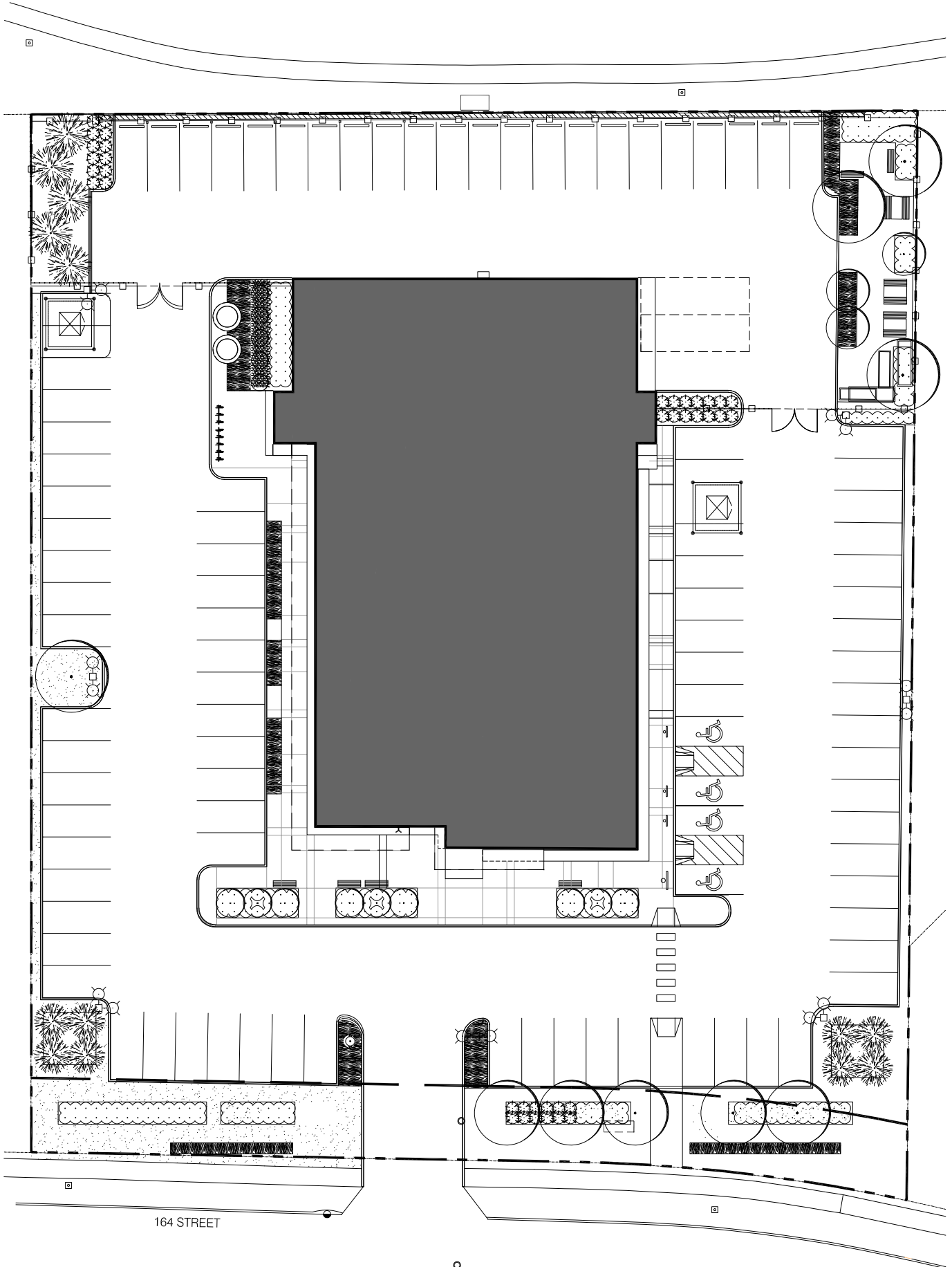
6.5%



# INTERIOR PHOTOS



# SITE PLAN

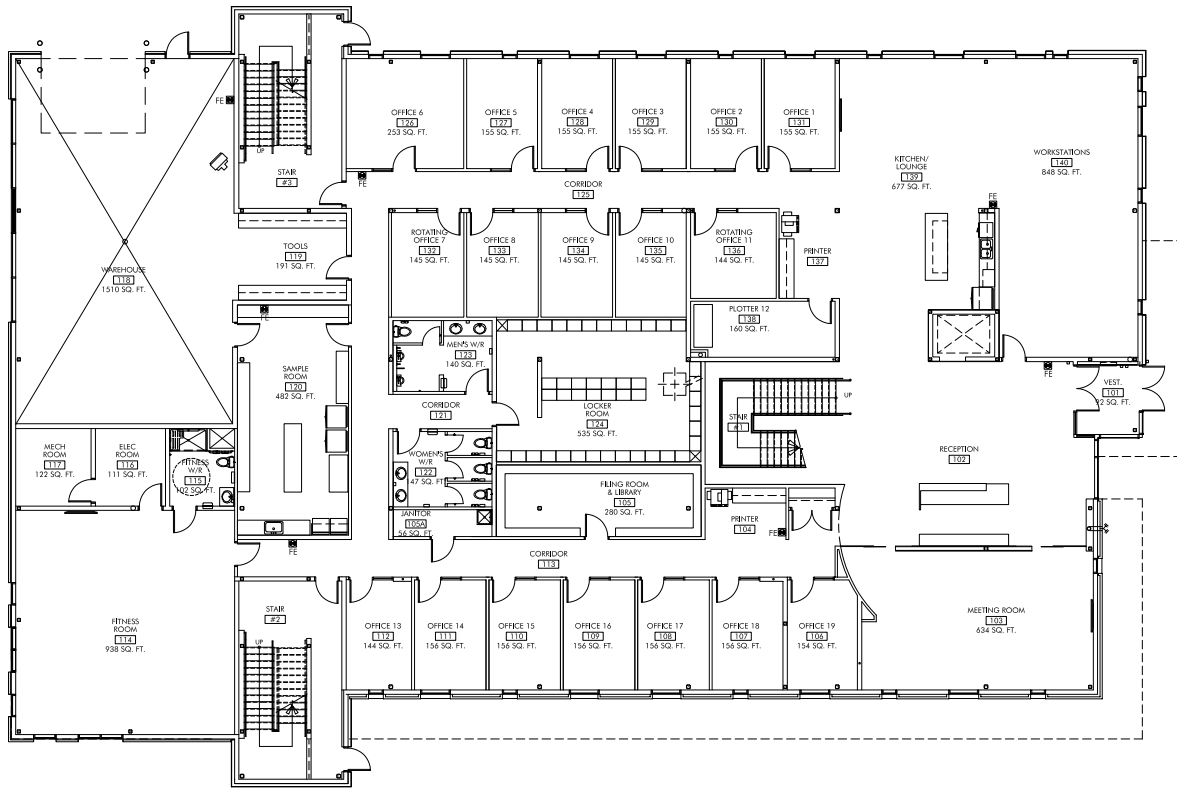


164 STREET

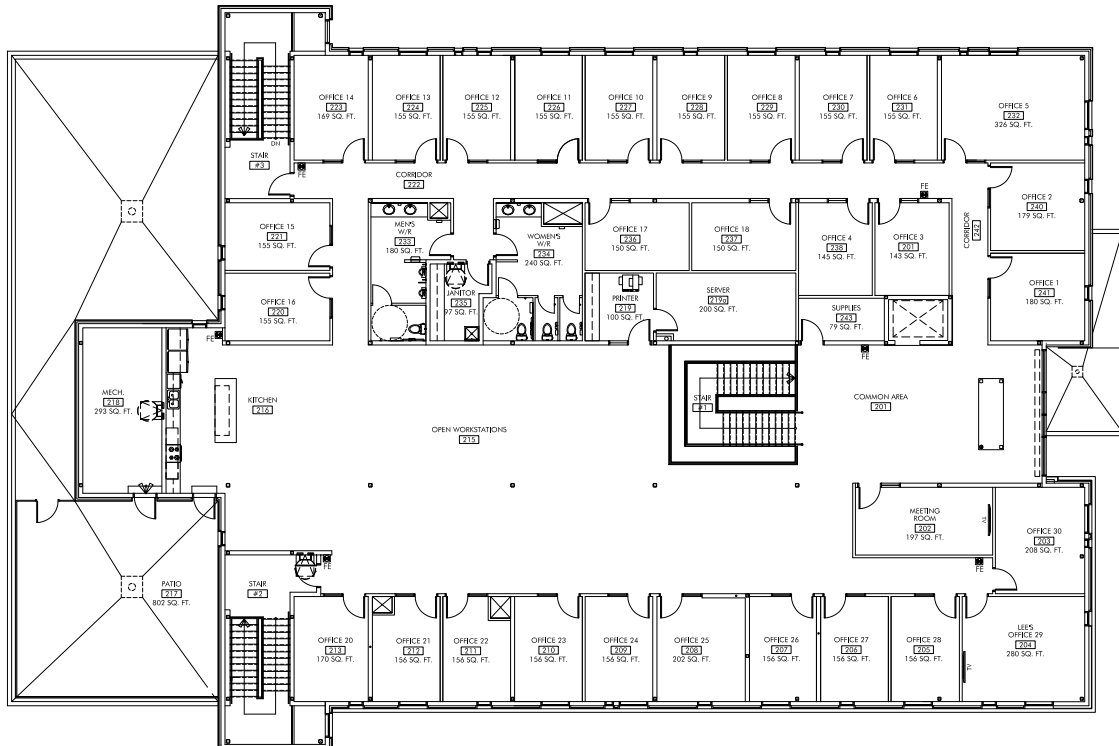
# FLOOR PLANS



MAIN FLOOR



SECOND FLOOR





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