

**REDUCED SALE PRICE:
\$8,750,000**

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

REDUCED SALE PRICE

\$8,750,000

TENANCY

Single Tenant (Fully Leased)

NET OPERATING INCOME

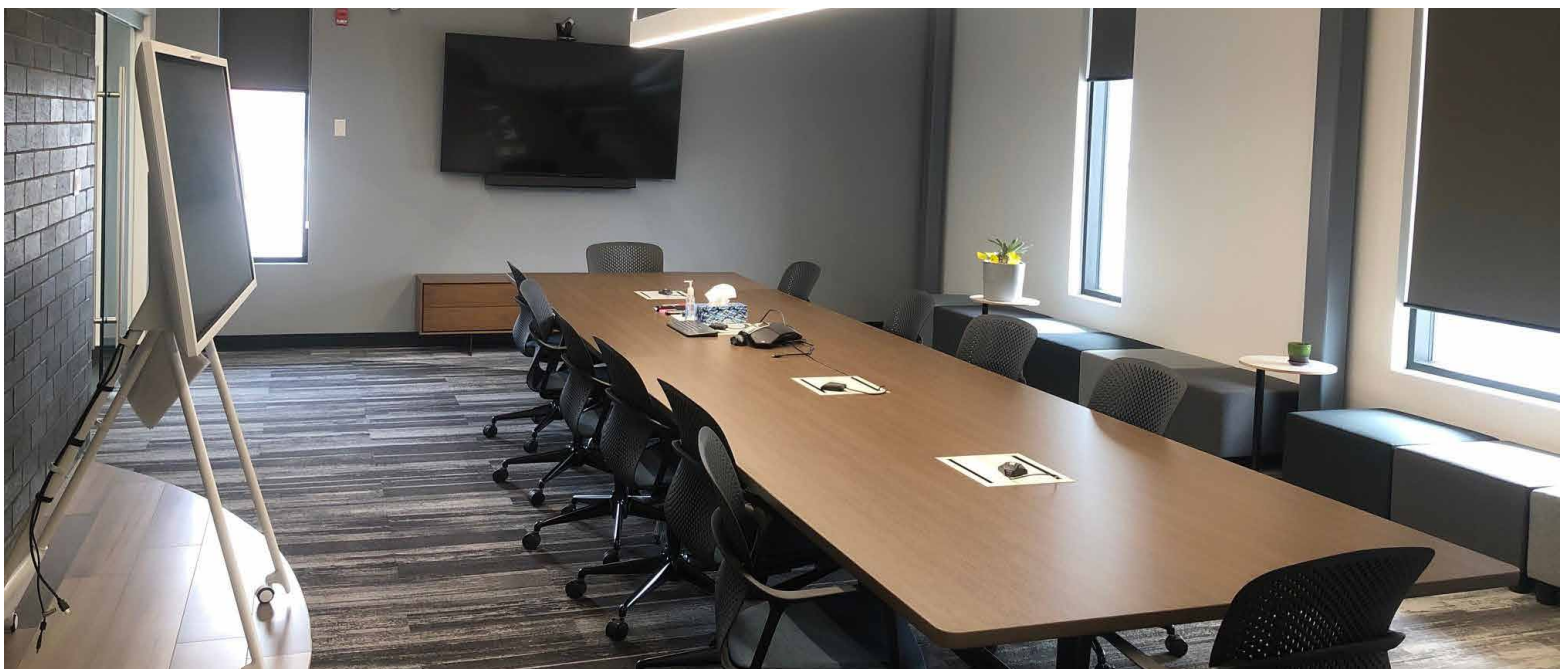
\$581,343.00

CAP RATE

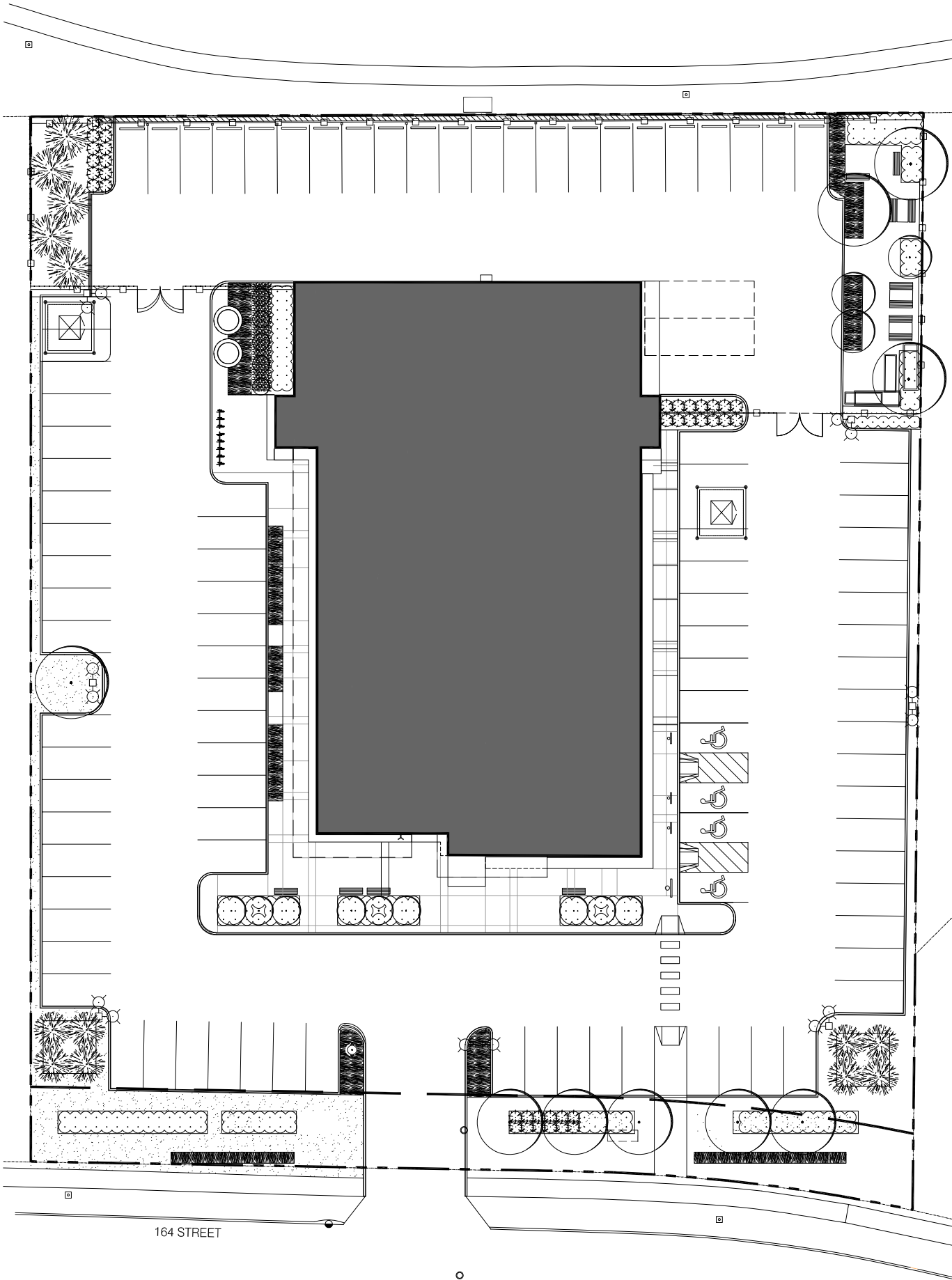
6.5%



INTERIOR PHOTOS



SITE PLAN



WAREHOUSE (110)
1310.0 SQ. FT.

MECH. ROOM (137)
122 SQ. FT.

ELEC. ROOM (116)
111 SQ. FT.

FITNESS ROOM (113)
928 SQ. FT.

STAIR (23)
UP

TOOLS (119)
191 SQ. FT.

SAMPLE ROOM (120)
482 SQ. FT.

FITNESS W/P (118)
142.50 SQ. FT.

STAIR (27)
UP

OFFICE 6 (192)
253 SQ. FT.

OFFICE 5 (199)
155 SQ. FT.

OFFICE 4 (198)
155 SQ. FT.

OFFICE 3 (199)
155 SQ. FT.

OFFICE 2 (190)
155 SQ. FT.

OFFICE 1 (191)
155 SQ. FT.

CORRIDOR (193)

ROTATING OFFICE 7 (197)
143 SQ. FT.

OFFICE 8 (133)
143 SQ. FT.

OFFICE 9 (134)
143 SQ. FT.

OFFICE 10 (135)
143 SQ. FT.

ROTATING OFFICE 11 (136)
144 SQ. FT.

PRINTER (137)

PLOTTER 12 (138)
160 SQ. FT.

STAIR (21)
UP

LOCKER ROOM (132)
535 SQ. FT.

FILING ROOM & LIBRARY (130)
280 SQ. FT.

PRINTER (102)

RECEPTION (109)

MEETING ROOM (108)
634 SQ. FT.

KITCHEN/ LOUNGE (100)
677 SQ. FT.

WORKSTATIONS (101)
848 SQ. FT.

VEST. (103)
75 SQ. FT.

STAIR (22)
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Second Floor Plan Details:

- Offices:**
 - Office 1: 180 SQ. FT. (211)
 - Office 2: 179 SQ. FT. (210)
 - Office 3: 143 SQ. FT. (209)
 - Office 4: 143 SQ. FT. (208)
 - Office 5: 326 SQ. FT. (207)
 - Office 6: 156 SQ. FT. (206)
 - Office 7: 156 SQ. FT. (205)
 - Office 8: 153 SQ. FT. (204)
 - Office 9: 155 SQ. FT. (203)
 - Office 10: 155 SQ. FT. (202)
 - Office 11: 155 SQ. FT. (201)
 - Office 12: 155 SQ. FT. (200)
 - Office 13: 155 SQ. FT. (199)
 - Office 14: 149 SQ. FT. (198)
 - Office 15: 155 SQ. FT. (197)
 - Office 16: 155 SQ. FT. (196)
 - Office 17: 150 SQ. FT. (195)
 - Office 18: 150 SQ. FT. (194)
 - Office 19: 280 SQ. FT. (193)
 - Office 20: 170 SQ. FT. (192)
 - Office 21: 156 SQ. FT. (191)
 - Office 22: 156 SQ. FT. (190)
 - Office 23: 156 SQ. FT. (189)
 - Office 24: 156 SQ. FT. (188)
 - Office 25: 202 SQ. FT. (187)
 - Office 26: 156 SQ. FT. (186)
 - Office 27: 156 SQ. FT. (185)
 - Office 28: 156 SQ. FT. (184)
 - Office 29: 156 SQ. FT. (183)
 - Office 30: 208 SQ. FT. (182)
- Common Areas:**
 - Common Area 201: 111 SQ. FT.
 - Common Area 204: 111 SQ. FT.
- Support Spaces:**
 - Server Room: 200 SQ. FT. (200)
 - Printer Room: 100 SQ. FT. (203)
 - Meeting Room: 197 SQ. FT. (202)
 - Men's W/R: 180 SQ. FT. (205)
 - Women's W/R: 240 SQ. FT. (206)
 - Janitor: 97 SQ. FT. (207)
 - Supplies: 79 SQ. FT. (208)
 - Kitchen: 215
 - Mech. Room: 218 (293 SQ. FT.)
 - Patio: 217 (182 SQ. FT.)
- Stairwells:**
 - Stair 207: 111 SQ. FT.
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