

**FOR SALE**

**IRONSTONE CENTRE  
TWO STORY  
CONDOMINIUM UNIT**

**13127 156 Street NW,  
Edmonton, AB**

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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# THE OPPORTUNITY

~~\$895,000.00~~  
**\$780,000.00**  
Purchase Price

Unit 7 at Ironstone Centre is a fully developed two-story office/industrial-oriented unit, boasting an efficient floor plan with first-class interior improvements, making it ideal for office use. The unit is welcoming with ample natural lighting throughout both the main and second floors. Located in an area easily connected to major arterial roads, the location allows for convenient accessibility to all areas of Edmonton and St. Albert.



MATTERPORT LINK TO VIRTUAL WALKTHROUGH



# THE PROPERTY

## INVESTMENT SUMMARY



Purchase Price: ~~\$895,000.00~~  
**\$780,000.00**  
 (\$205 per SF)



Condo Fees: \$525 per month



Property Taxes: \$17,411.84 (2023)

## PROPERTY DESCRIPTION

Property Address: 13127 156 Street NW,  
 Edmonton, AB

Legal Description: Unit 7, Plan 0827223

Zoning: IB - Industrial Business

Year Built: 2012

Size: ~ 2,100 SF (Main Floor)  
 ~ 1,700 SF (Second Floor)

Location: Interior Unit - Mistatim  
 Industrial

Utilities: Separately Metered

Parking Area: 70 Stalls

Access: Drive around 156 Street or 131  
 Avenue

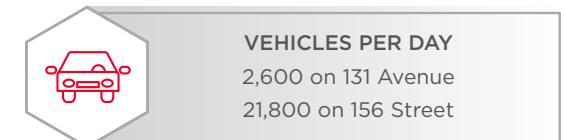
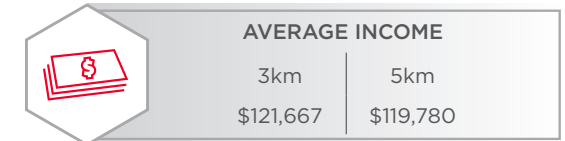
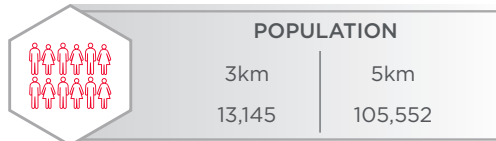
Loading: Grade 14' x 12'

Complex Size: +/- 69,000 SF

Building Description: Fully developed office/  
 warehouse complete with built  
 in reception, solid doors, a  
 security system and a painted  
 warehouse.

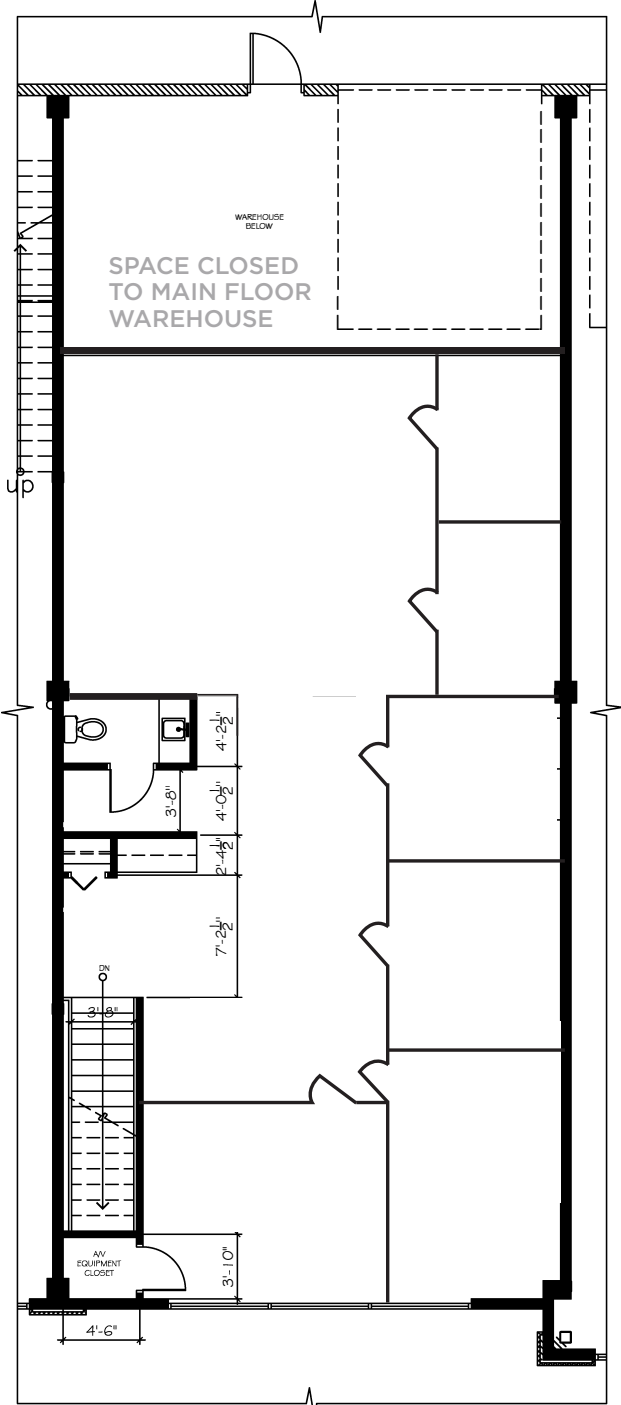
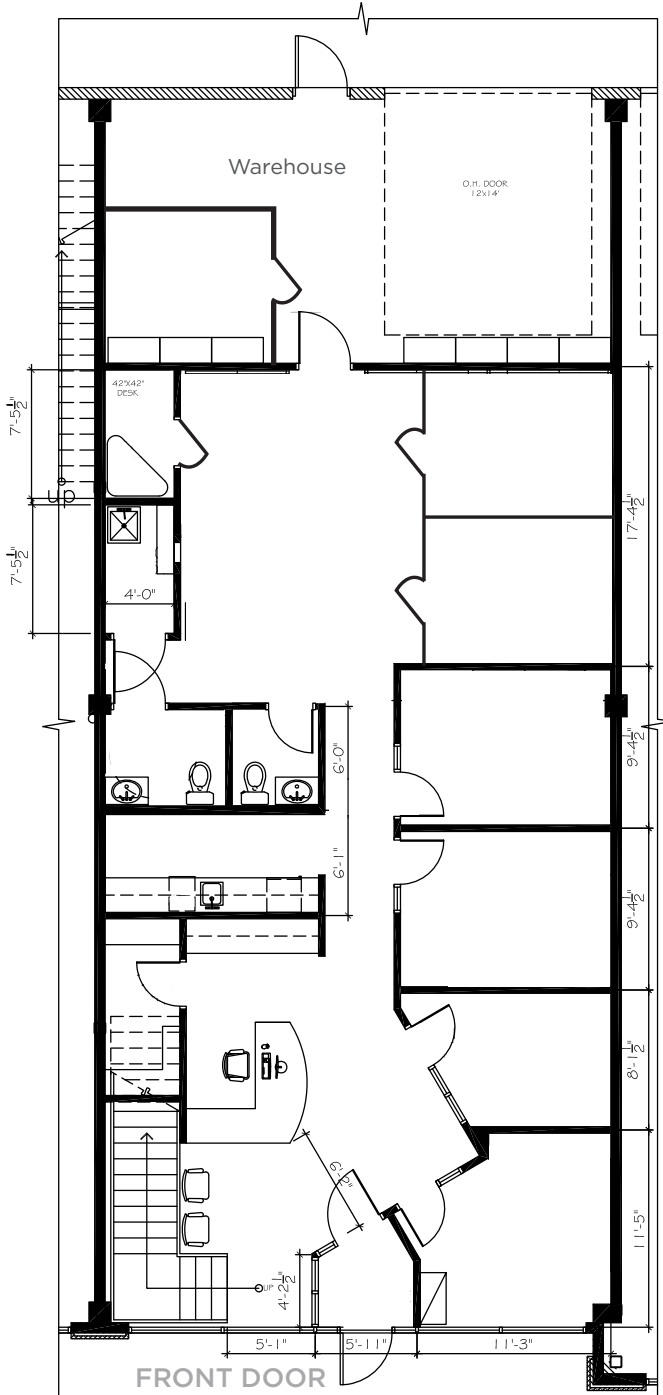


## DEMOGRAPHICS



MAIN FLOOR PLAN

SECOND FLOOR PLAN









**FRONT OFFICE (MAIN FLOOR)**



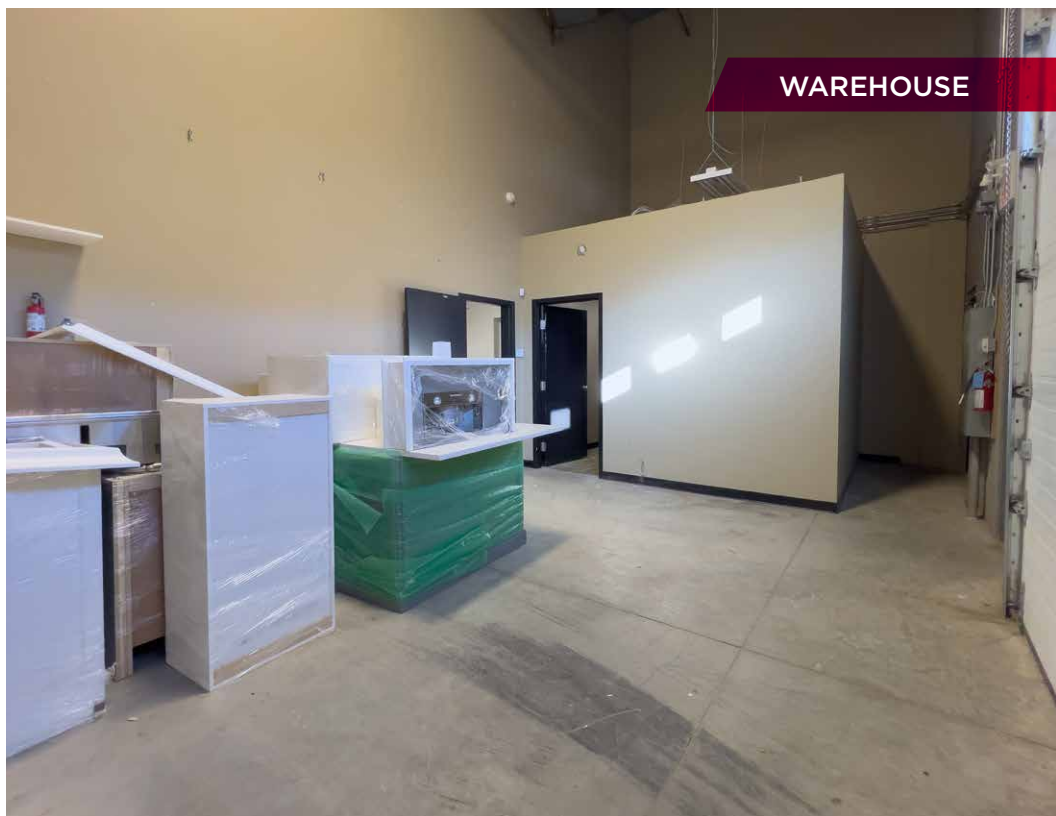
**RECEPTION**



**KITCHENETTE**



**WAREHOUSE**





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