



**FOR SALE**

**IRONSTONE CENTRE  
TWO STORY  
CONDOMINIUM UNIT**

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

**Cushman & Wakefield Edmonton**

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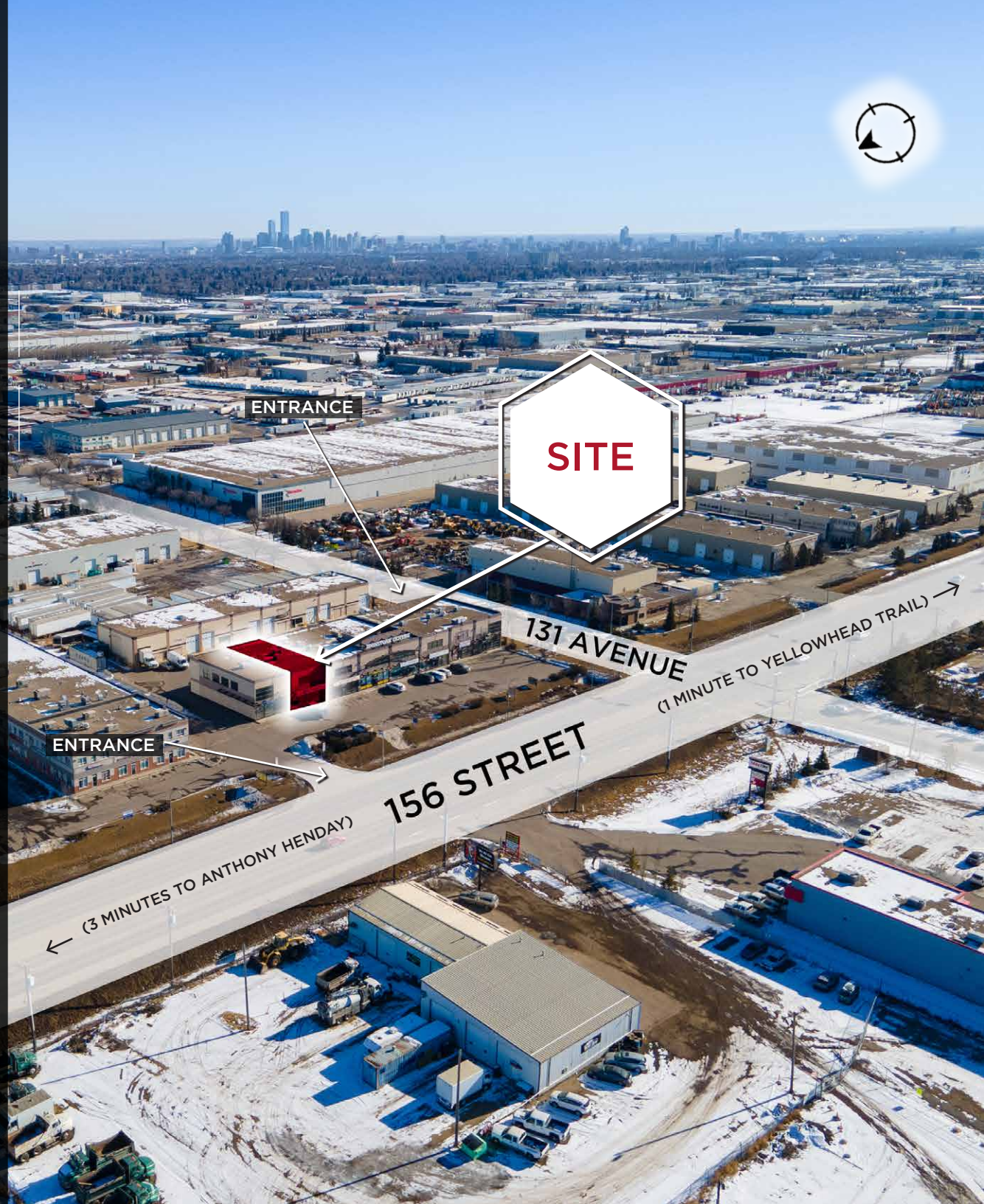
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# THE OPPORTUNITY

~~\$895,000.00~~  
**\$760,000.00**  
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.





# THE PROPERTY

## INVESTMENT SUMMARY



Purchase Price: \$895,000.00  
\$780,000.00-  
\$760,000  
(\$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



### POPULATION

3km	5km
13,145	105,552



### HOUSEHOLDS

3km	5km
4,479	38,815



### AVERAGE INCOME

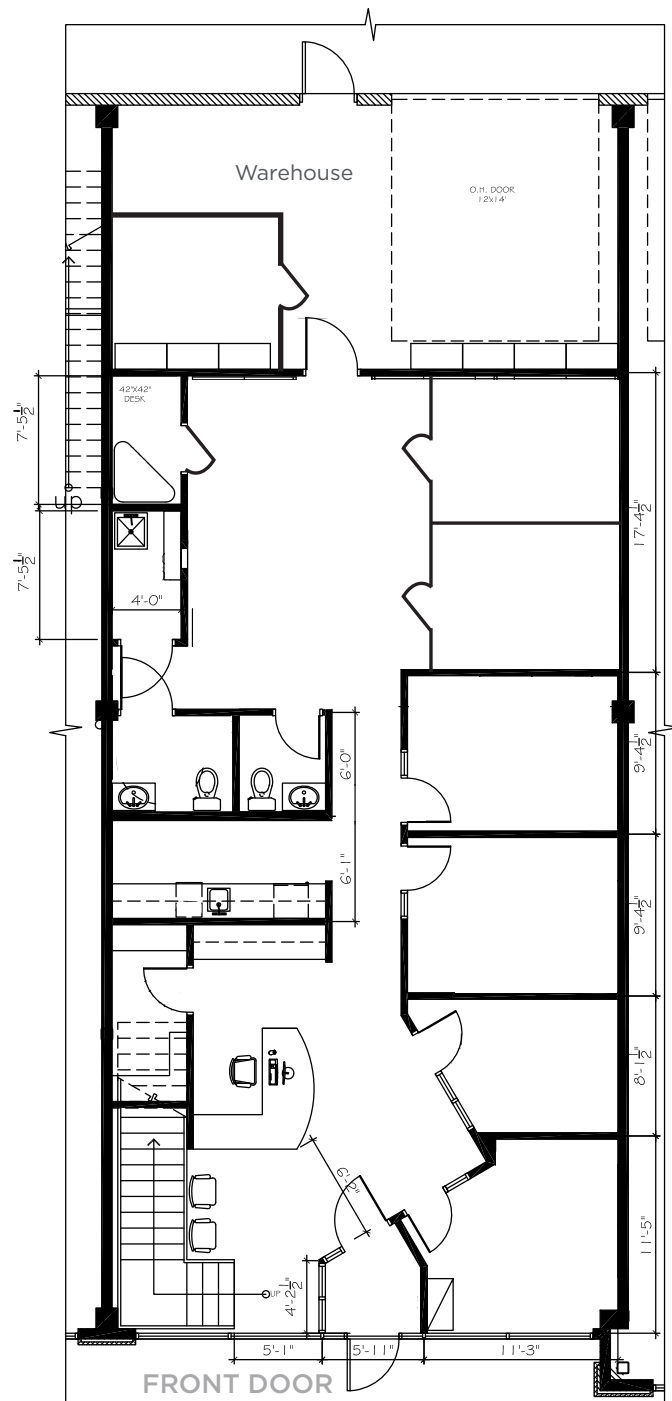
3km	5km
\$121,667	\$119,780



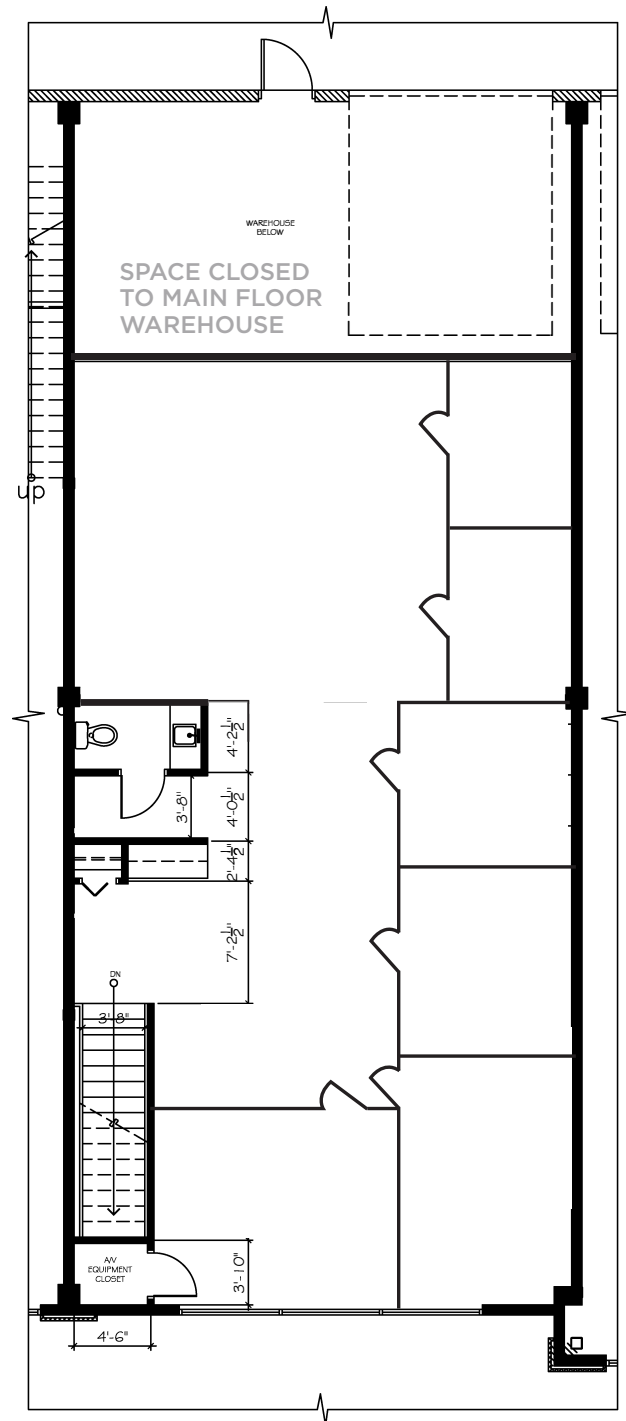
### VEHICLES PER DAY

2,600 on 131 Avenue
21,800 on 156 Street

MAIN FLOOR PLAN



SECOND FLOOR PLAN









FRONT OFFICE (MAIN FLOOR)



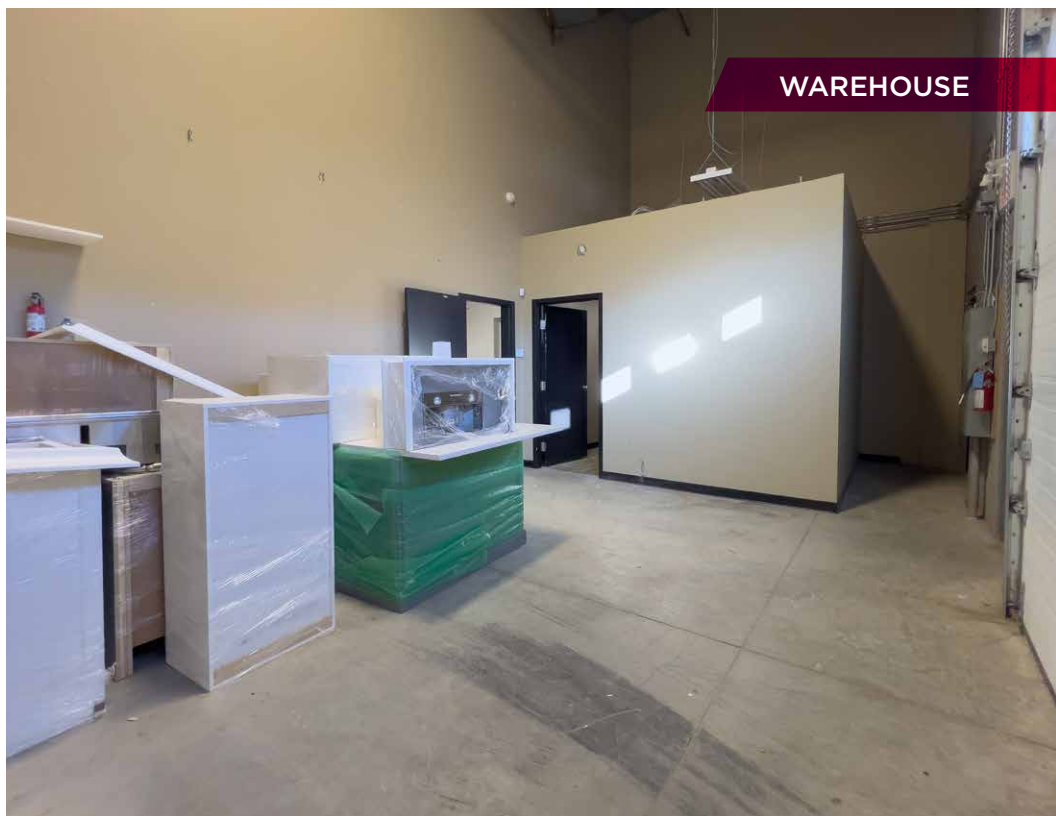
RECEPTION



KITCHENETTE



WAREHOUSE





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