

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

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
(\$236 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 O827223

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.



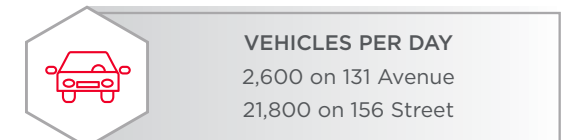
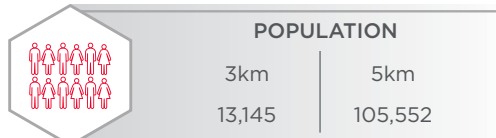
RECEPTION

WAREHOUSE



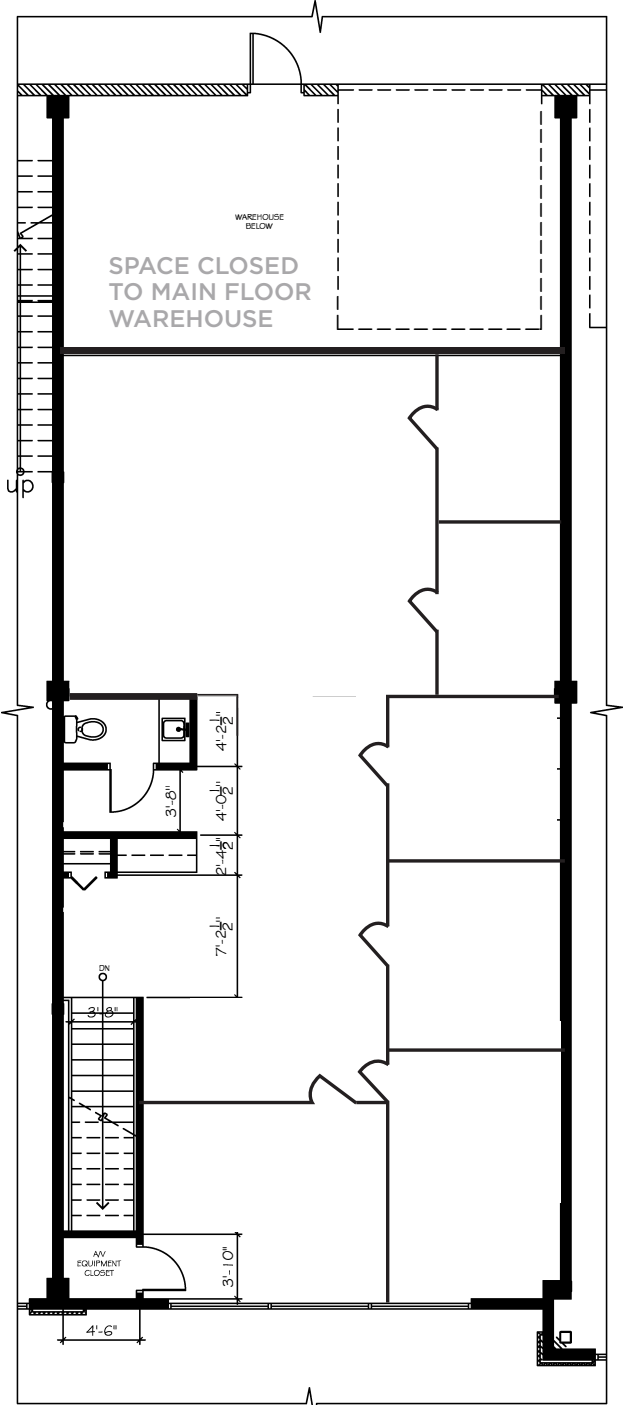
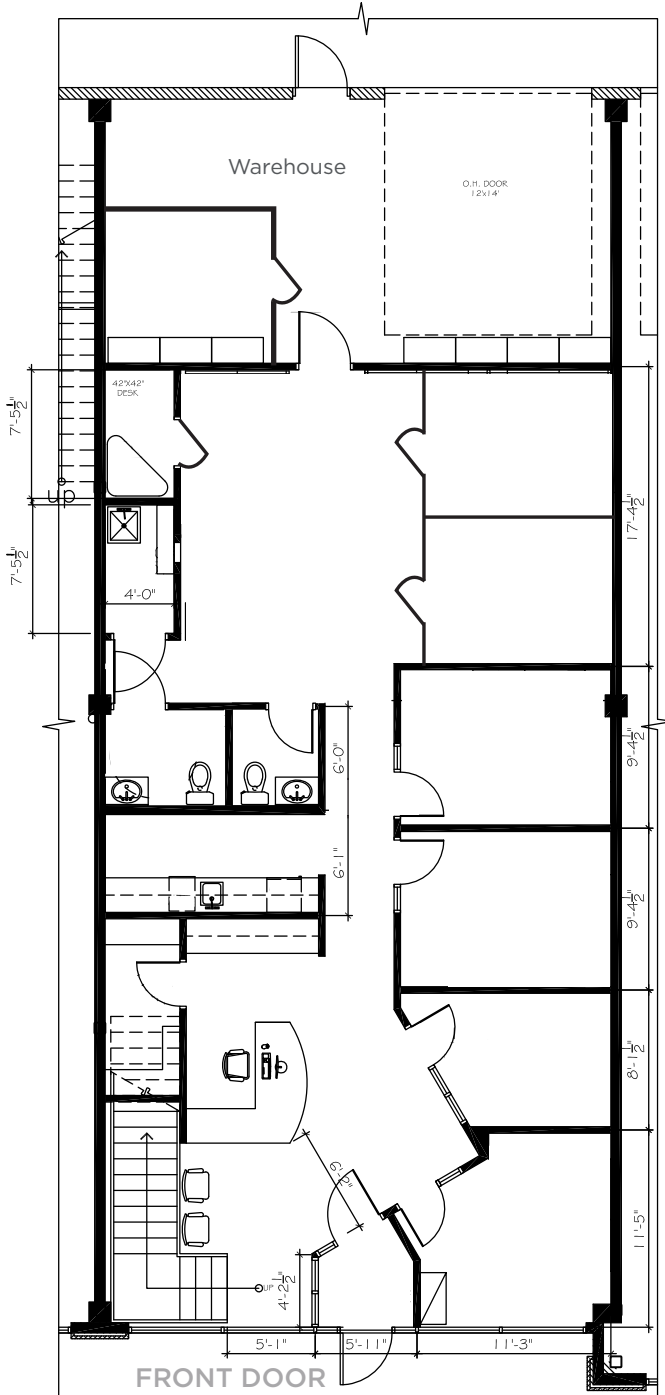
OFFICE

DEMOGRAPHICS



MAIN FLOOR PLAN

SECOND FLOOR PLAN







FRONT OFFICE (MAIN FLOOR)



RECEPTION



KITCHENETTE



WAREHOUSE



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