



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**12667-125 STREET NW,
EDMONTON, AB**



NO CONDO FEES

REFRIGERATION AND FREEZERS AVAILABLE

+/-3,172 SF FULLY FIXTURED FOOD PREP BAY

PROPERTY HIGHLIGHTS

- Walk-In refrigerator 8'x 12'
- Secure yard storage
- Sidewalks recently repaved
- LED lighting throughout bay
- Grade loading
- Marshalling area to accommodate up to 50' trailers
- Good access to 127 Street and Highway 16 (Yellowhead Trail)
- Negotiable: exterior freezers, forklift, pallet racking

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**CUSHMAN & WAKEFIELD
Edmonton**

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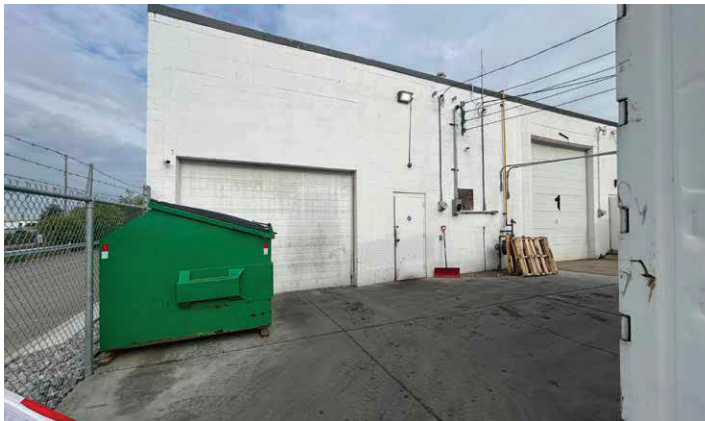
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PROPERTY DETAILS

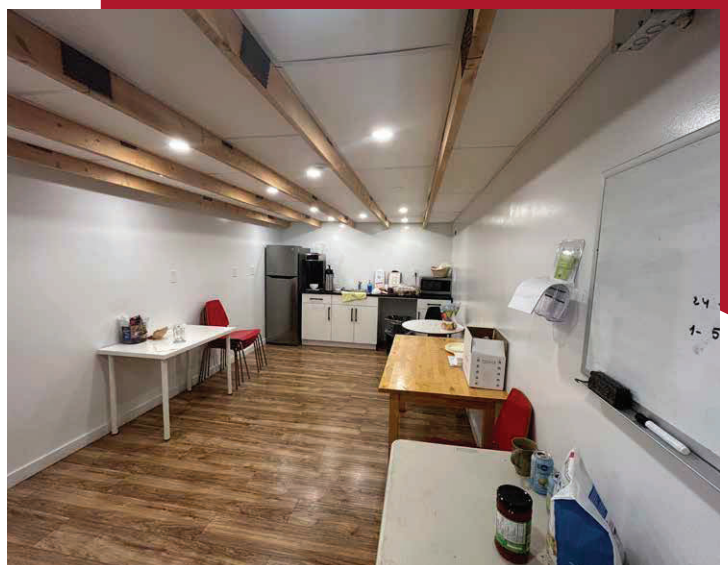
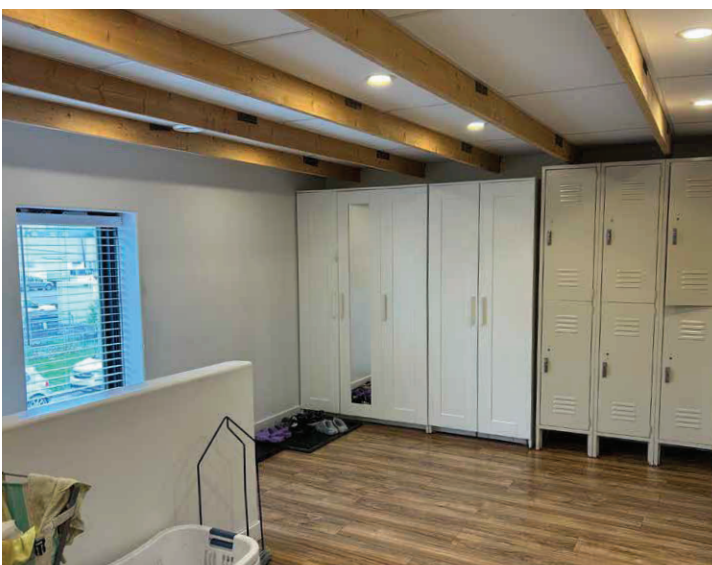
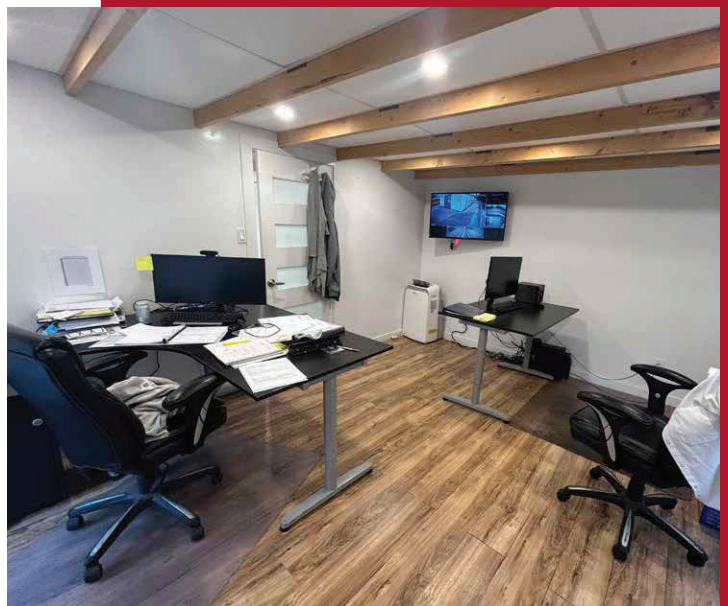
Municipal Address:	12667-125 Street NW, Edmonton, T5L 0T6
Legal Description:	Plan 1222AO Blk 15 Lot 20
Year Built:	1977
Market:	Calder
Zoning:	Medium Industrial (IM)
Power:	3 Phase Power (200 Amp Service) TBC
Loading Doors:	Grade Door: 12' (w) x 10'(H) (Potential to increase height)
Lighting:	LED throughout, motion sensors inside
Make Up Air System:	New & easily upgraded for fryer use
Clear Height:	12' ceiling heights (Under Food Safe Ceiling)
Drainage:	Yes
Exterior Freezers:	Available at an extra cost
Floor:	New food safe epoxy

Yard:	Fenced & gated
HVAC:	Brand New Roof Top Unit (RTU)
Sale Price:	\$599,000
Taxes:	\$13,265.78(2024) or \$1,105.48/month
Availability:	January 1, 2025
Building Size:	+/- 775 SF (locker area, kitchenette, & offices) +/- 2,397 SF (Production area) +/-3,172 SF (Total)
Property Features:	<ul style="list-style-type: none">• Triple bay sink with stainless steel backsplash.• Cooler, oven, (3) handwashing sinks.• (1) 8' x 12' cooler
Available for Purchase:	<ul style="list-style-type: none">• (2) 40' exterior freezers• (1) forklift and pallet racking

PROPERTY PHOTOS



INTERIOR PHOTOS



AERIAL



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