



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**PRICE REDUCTION**

**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

**Chris Van Den Biggelaar**

Associate Partner

780 701 3287

chris.biggelaar@cwedm.com

**Cody Miner, B.Comm.**

Associate

780 702 2982

cody.miner@cwedm.com

**Doug Greschuk**

Partner

780 722 4344

doug.greschuk@cwedm.com

**CUSHMAN & WAKEFIELD  
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

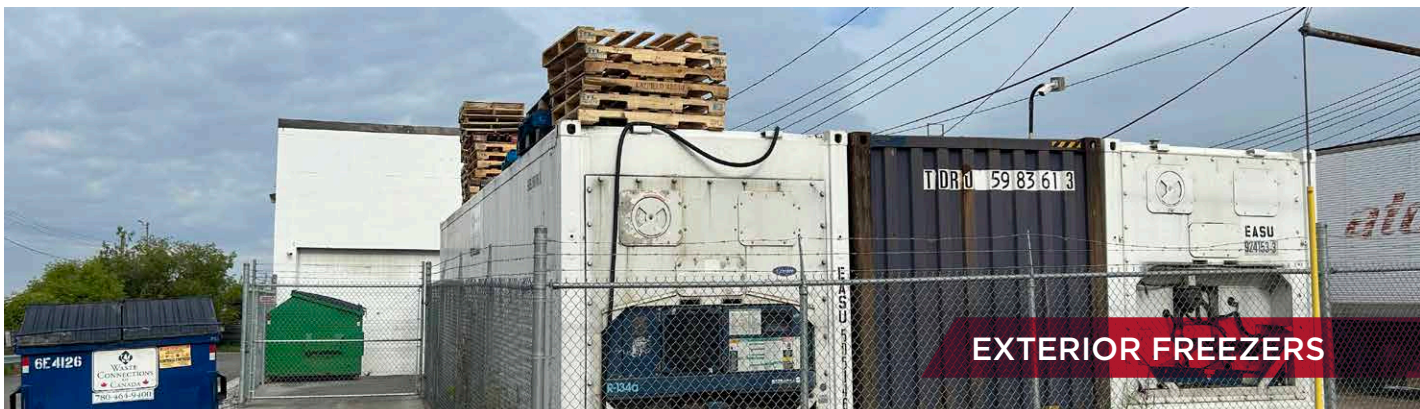
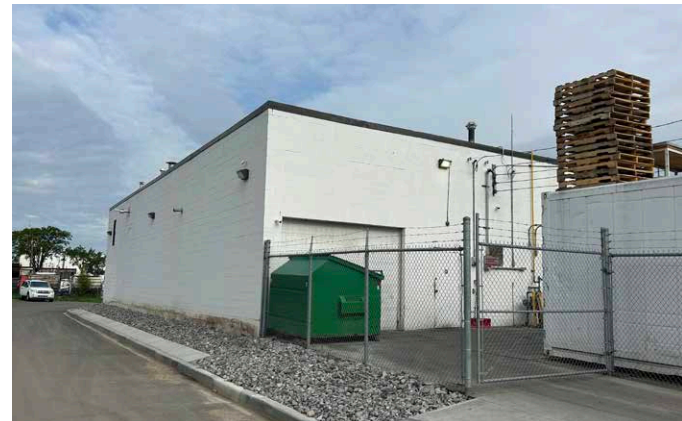
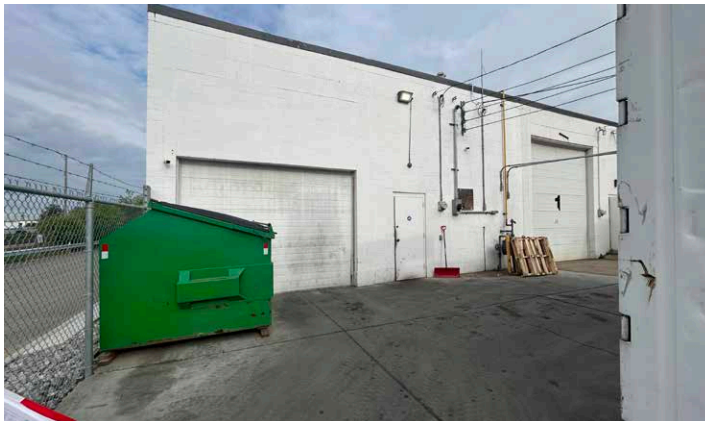
[www.cwedm.com](http://www.cwedm.com)

# PROPERTY DETAILS

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

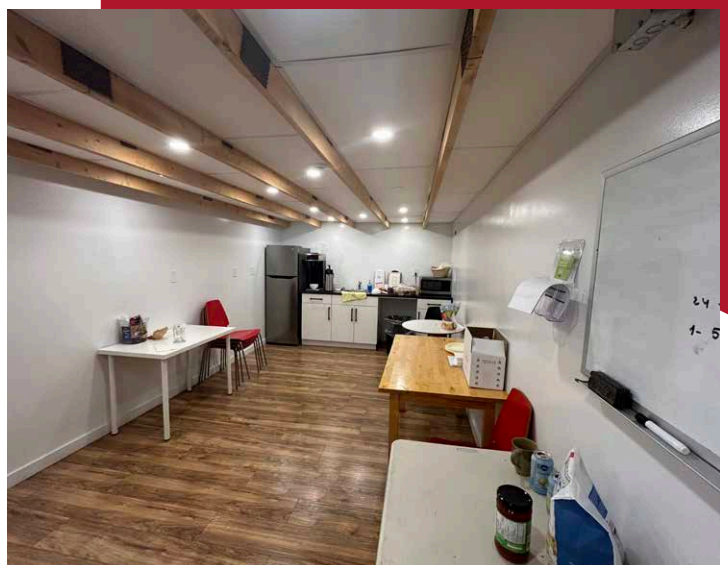
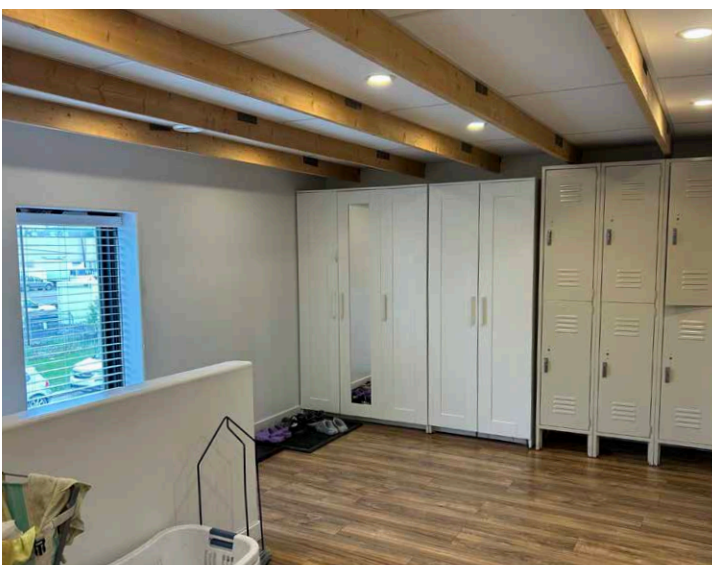
<b>Yard:</b>	Fenced & gated
<b>HVAC:</b>	Brand New Roof Top Unit (RTU)
<b>Sale Price:</b>	<b>\$550,000</b>
<b>Taxes:</b>	\$13,265.78(2024) or \$1,105.48/month
<b>Availability:</b>	January 1, 2025
<b>Building Size:</b>	+/- 775 SF (locker area, kitchenette, & offices) +/- 2,397 SF (Production area) +/-3,172 SF (Total)
<b>Property Features:</b>	<ul style="list-style-type: none"><li>• Triple bay sink with stainless steel backsplash.</li><li>• Cooler, oven, (3) handwashing sinks.</li><li>• (1) 8' x 12' cooler</li></ul>
<b>Available for Purchase:</b>	<ul style="list-style-type: none"><li>• (2) 40' exterior freezers</li><li>• (1) forklift and pallet racking</li></ul>

# PROPERTY PHOTOS



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# INTERIOR PHOTOS



# AERIAL



**Chris Van Den Biggelaar**  
Associate Partner  
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chris.biggelaar@cwedm.com

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