

FOR SALE

NORTHWEST WAREHOUSE BUILDING

12230 163 Street - Edmonton, AB



**CUSHMAN &
WAKEFIELD**
Edmonton



PROPERTY HIGHLIGHTS

- ± 7,250 SF building includes warehouse, reception, 2 offices, kitchenette, washrooms.
- ± 0.99 acres fenced and graveled yard.
- Excellent access to Yellowhead Trail, 118 Avenue, and Anthony Henday Drive.

Mark Bowman

Associate

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David Cooney

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CUSHMAN & WAKEFIELD

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PROPERTY DETAILS

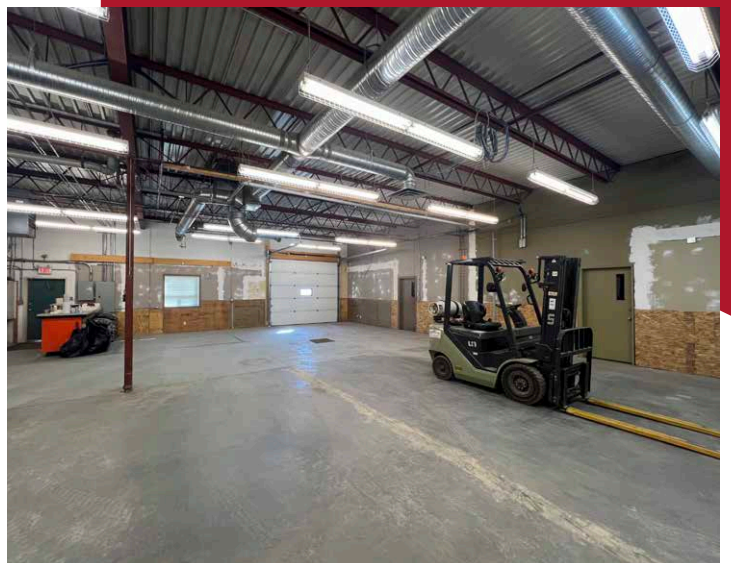
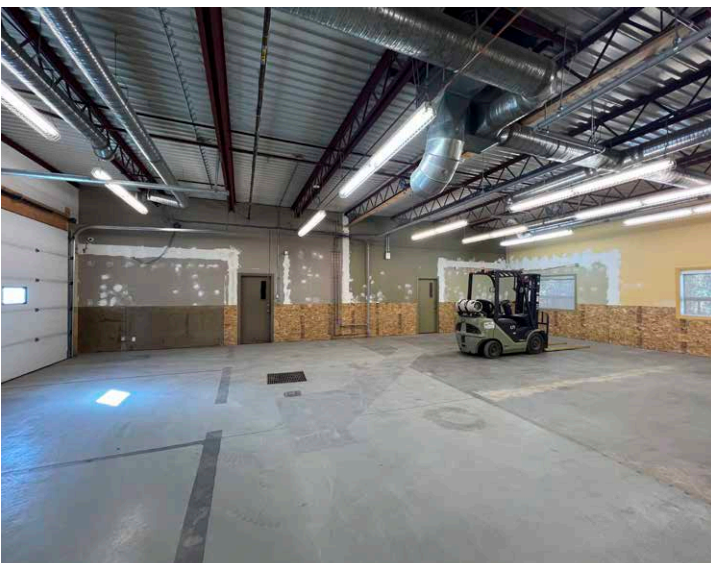
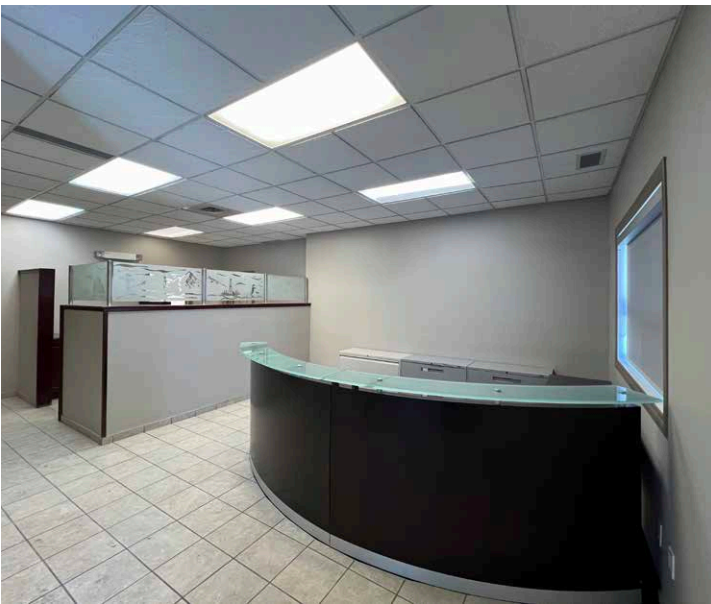
Municipal Address: 12230 163 Street
Legal Description: Plan 8020938, Block 3, Lot 5
Year Built: 1999
Main Floor Office: 1,500 SF
Warehouse: 5,750 SF
Total: 7,250 SF
Power: 400 Amp, 3-Phase
(To be confirmed by Purchaser)

Loading Doors: (3) 10' x 8' Grade
Heating: Rooftop Unit (Heat & AC) & Unit Heaters
Zoning: IM - Medium Industrial
Ceiling Height: 12' Clear
Availability: 30-60 Days
Property Taxes: \$49,353 (2024)
Asking Price: ~~\$1,850,000~~ \$1,795,000

AERIAL



PROPERTY PHOTOS





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