

FOR SALE/LEASE  
**NORTHEAST**  
**INDUSTRIAL SHOP**  
3003 121 Avenue NE, Edmonton, AB



**13,770 SF ON 1.66 ACRES**



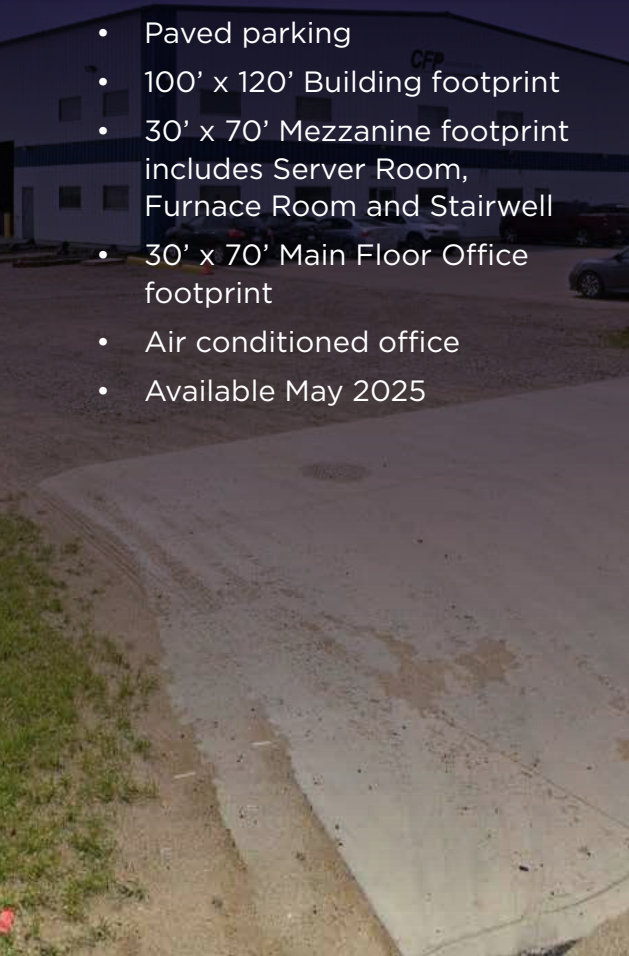
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# PROPERTY DETAILS

- Conveniently located in northeast Edmonton with excellent proximity to 17th Street, Yellowhead Highway, Anthony Henday, and Sherwood Park
- Clear span warehouse
- Grade loading
- Exterior lighting and yard flood lights on a timer system
- Paved parking
- 100' x 120' Building footprint
- 30' x 70' Mezzanine footprint includes Server Room, Furnace Room and Stairwell
- 30' x 70' Main Floor Office footprint
- Air conditioned office
- Available May 2025





## PROPERTY DESCRIPTION

<b>Municipal Address:</b>	3003 121 Avenue NE, Edmonton, AB
<b>Legal Address:</b>	Plan 8023189: Block 2, Lot 5
<b>Year Built:</b>	2012
<b>Site Size:</b>	1.66 Acres (16.6% SCR)
<b>Available Size:</b>	
<b>Main Floor Office:</b>	2,035 SF
<b>Warehouse:</b>	9,605 SF
<b>Mezzanine:</b>	2,130 SF
<b>Total:</b>	<b>13,770 SF</b>
<b>Make-Up Air:</b>	Yes
<b>Heating:</b>	Natural gas radiant tube in warehouse

<b>Lighting:</b>	T5 lighting in warehouse T3 lighting in office
<b>Power:</b>	600 Amp, 600 Volt (Main Service)
<b>Loading Doors:</b>	(3) 14'x14' Grade
<b>Ceiling Height:</b>	24' under beam, at peak 28.5' 27' under ceiling, at peak 32.5'
<b>Lease Rate:</b>	\$16.75/SF
<b>Operating Costs:</b>	To be Confirmed
<b>Sale Price:</b>	\$3,500,000
<b>Taxes:</b>	\$75,049.33 (2024)
<b>Availability:</b>	May 1, 2025



121 AVENUE NE



LIBERTY ROAD



SHERWOOD DRIVE



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