

FOR SALE/LEASE

BRAND-NEW INDUSTRIAL SHOP WITH PRIME YELLOWHEAD EXPOSURE

1855 121 Ave NE
Edmonton, AB



YELLOWHEAD HIGHWAY (46,543 VPD)



YELLOWHEAD HIGHWAY EXPOSURE & PRIME LOCATION

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, SIOR[®]
Partner
780 702 4258
kurt.paull@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. February 5, 2025.

PROPERTY HIGHLIGHTS

- Highly visible location along Yellowhead Trail with excellent access from 17th Street.
- Private drive aisle for easy transport and logistics operations.
- Ideal for transport, logistics, and reload users, including freight carriers, distribution, last-mile delivery services, warehousing operations.
- The property's layout and accessibility make it well-suited for businesses requiring efficient truck access, short-term storage, and seamless product transfers.
- 5,500 SF brand-new shop with customizable space.
- Shop slab and office to be built out – options available for as-is purchase or completed build-out.
- Contact agent for pricing and customization details.

PROPERTY PHOTOS



PROPERTY DETAILS

Municipal Address:

1855 121 Ave NE,
Edmonton AB

Legal Description:

Plan O928437, Block 3, Lot 3B

Zoning:

Medium Industrial (IM)

Year Built:

2024/2025

Market:

Clover Bar Area

Site Size:

2.77 Acres

Leasable Area:

Main Floor Office: 1,200 SF

Warehouse: 5,500 SF

Total: 6,700 SF

Power:

TBC

Loading Doors:

(4) Grade 16' x 16'

Lighting:

LED

Heating:

Radiant Tube

Clear Height:

24'

Sale Price:

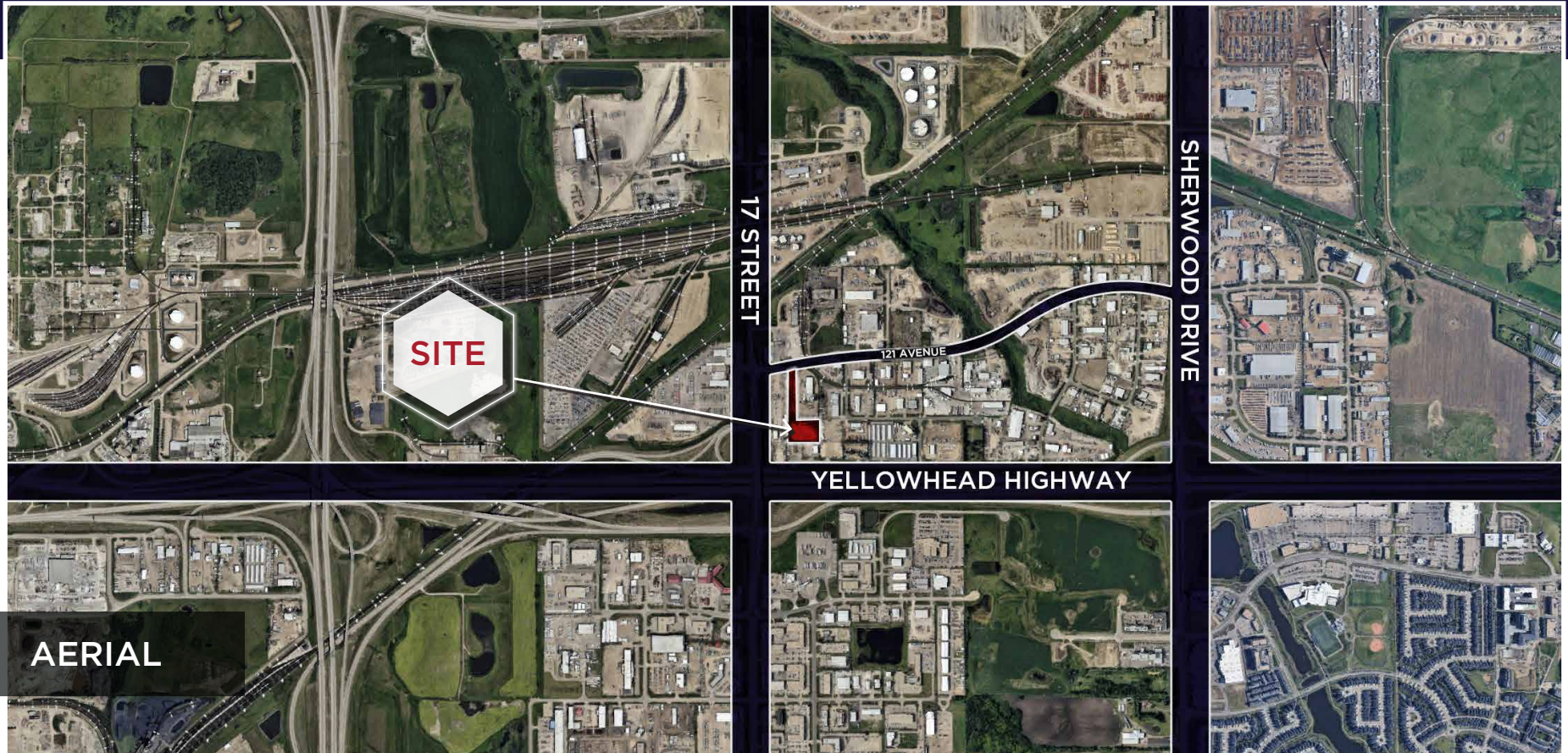
Contact Agent

Lease Rate:

Market

Taxes:

\$36,055.95 (2024)





Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, SIOR®
Partner
780 702 4258
kurt.paull@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com