

FOR SALE

# BRAND-NEW INDUSTRIAL SHOP WITH PRIME YELLOWHEAD EXPOSURE

1855 121 Ave NE  
Edmonton, AB



YELLOWHEAD HIGHWAY (46,543 VPD)

BROADMOOR BOULEVARD (6,431 VPD)



YELLOWHEAD HIGHWAY EXPOSURE  
& PRIME LOCATION

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# 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 0928437, 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:**

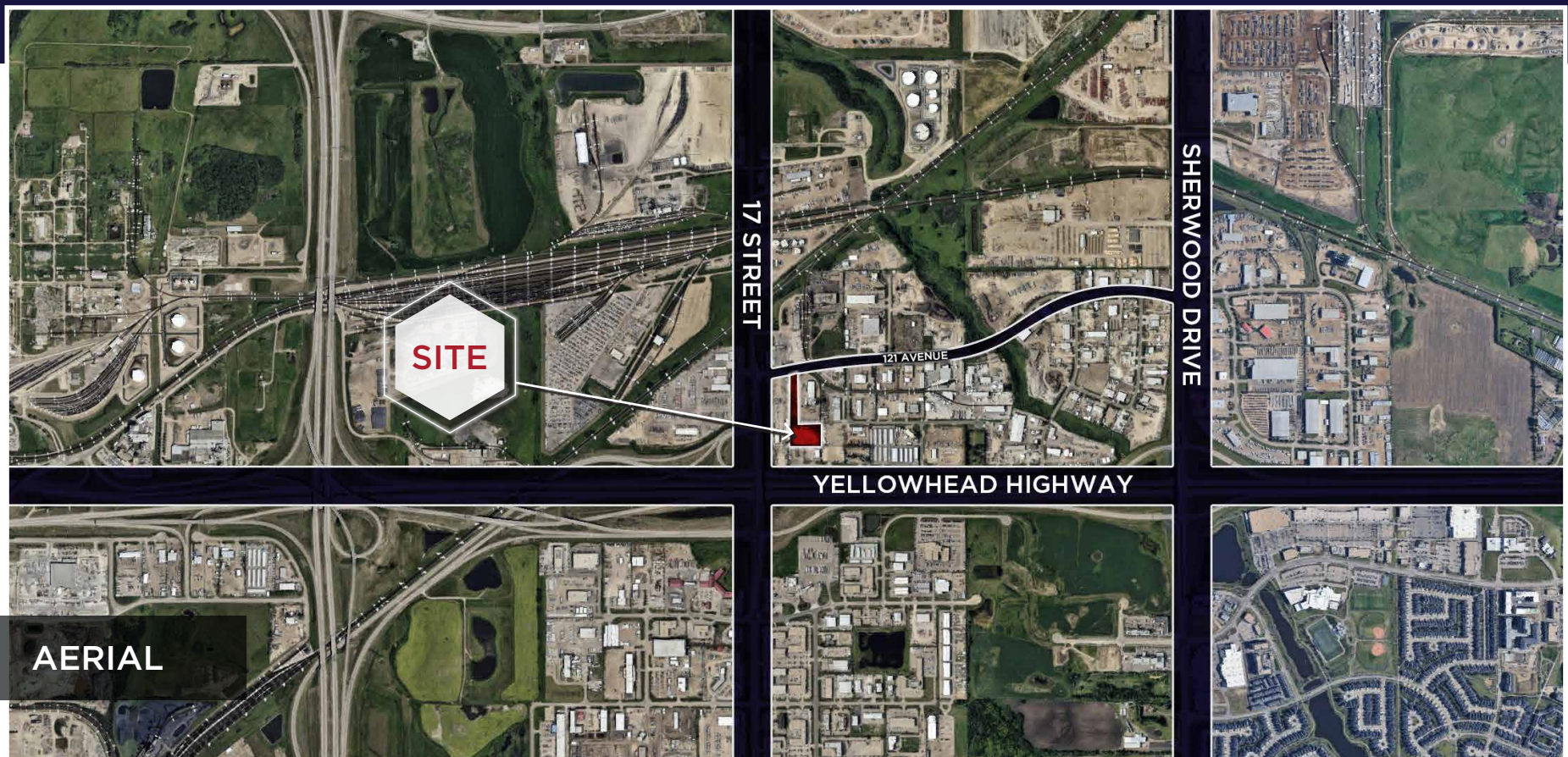
24'

**Sale Price:**

Contact Agent

**Taxes:**

\$36,055.95 (2024)





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