

**MOTIVATED SELLER - REDUCED PRICE TO \$945,000.00**

# 15362 114 AVENUE NW

Edmonton, Alberta

**4,500 SF FREESTANDING BUILDING**

**EXCELLENT OPPORTUNITY**

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## PROPERTY HIGHLIGHTS

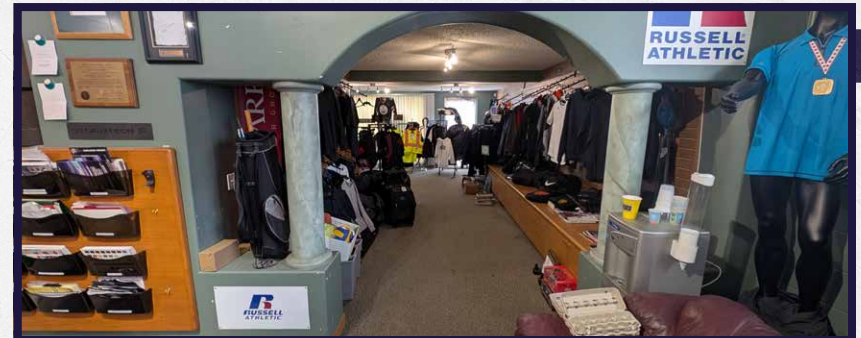
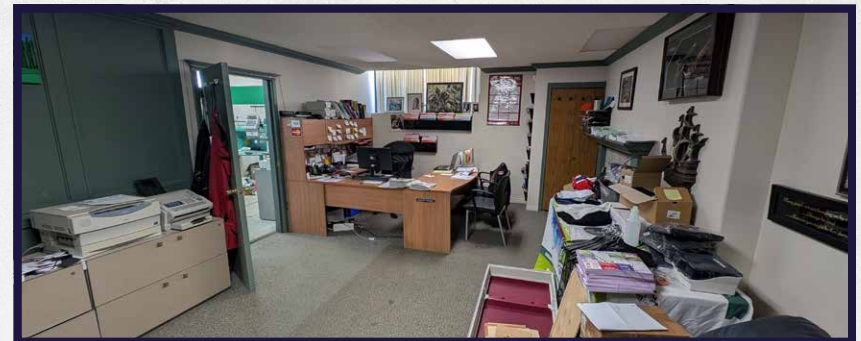
- Rare 4,500 SF freestanding building on 0.29 Acres
- Excellent owner user or investment opportunity
- Great flexibility for a buyer to either use the whole space or split in half and lease out a portion
- Operating business and/or assets available for sale (operating for 25 years)
- Two small bays with office/showroom in the front
- Great exposure to 114 Avenue
- Easy access to 156 Street, 111 Avenue, 170 Street and Yellowhead Trail
- Built out mezzanine with 3 offices



# PROPERTY DETAILS

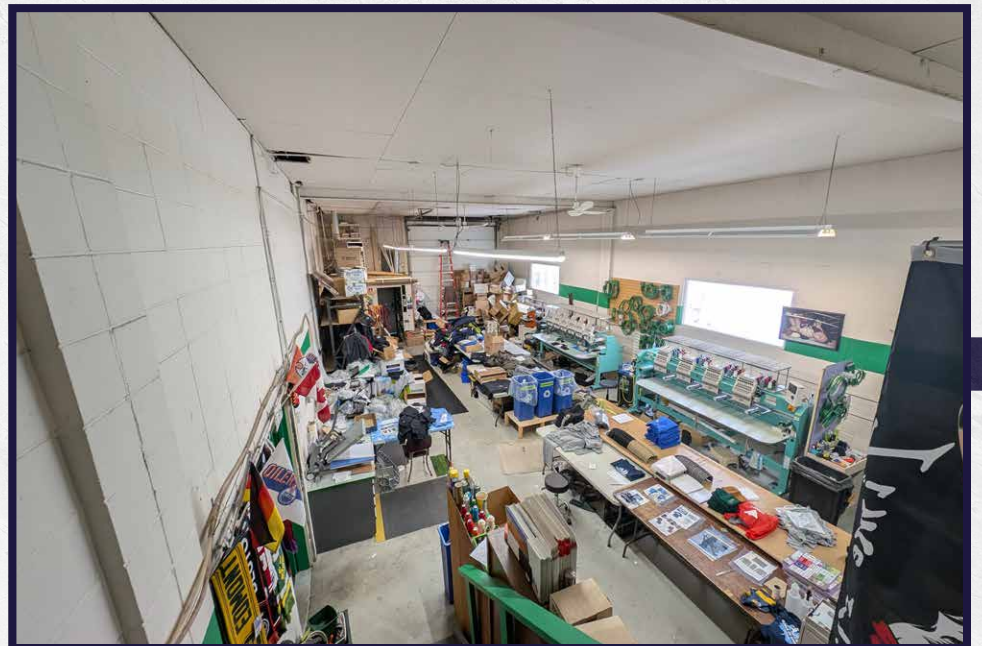
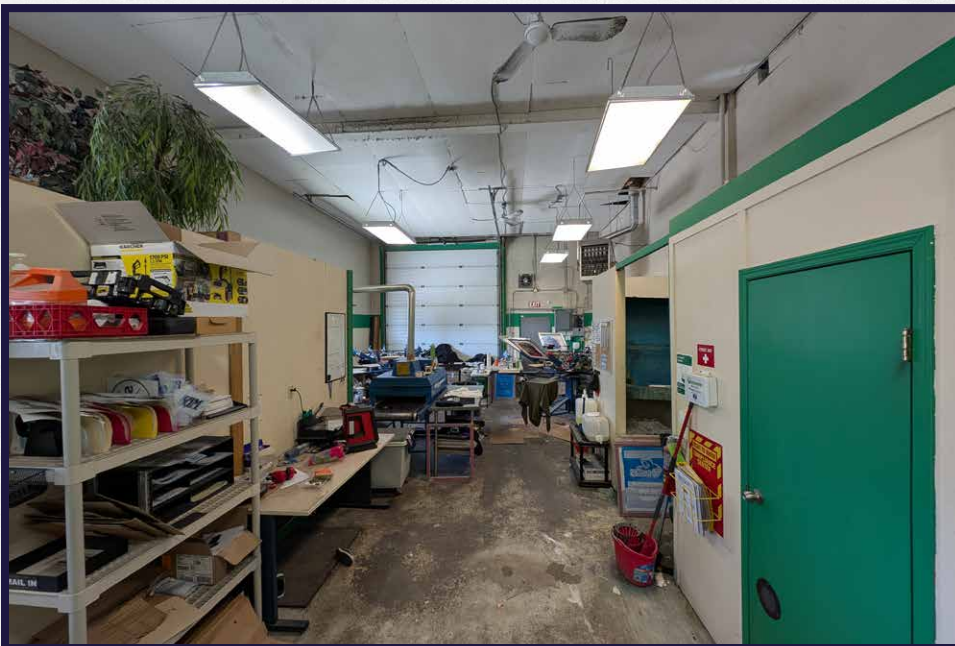
MUNICIPAL ADDRESS	15362 114 AVENUE NW EDMONTON, AB
LEGAL DESCRIPTION	PLAN 4548NY, BLOCK 21, LOT D
YEAR BUILT	1966
MARKET	IM - INDUSTRIAL MEDIUM
SITE SIZE	0.29 ACRES
SITE COVERAGE RATIO	37.2%
LEASABLE AREA	APPROXIMATELY 4,500 SF MEZZANINE NOT INCLUDED IN THE SF
POWER	200 AMP, 3 PHASE
LOADING DOORS	(2) 12' X 14' GRADE
HEATING	BOILER, OVERHEAD HEATER
WAREHOUSE HEIGHT	15' CLEAR
TAXES	\$23,313.98 (2024)
AVAILABILITY	IMMEDIATELY

**SALE PRICE**  
**\$1,000,000**  
**\$945,000**





# PROPERTY PHOTOS







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