



NORALI BUSINESS PARK

15679/15799 - 116 Avenue,
Edmonton, AB

SMALL BAY
INDUSTRIAL PARK
3 BUILDINGS
110,220 SF

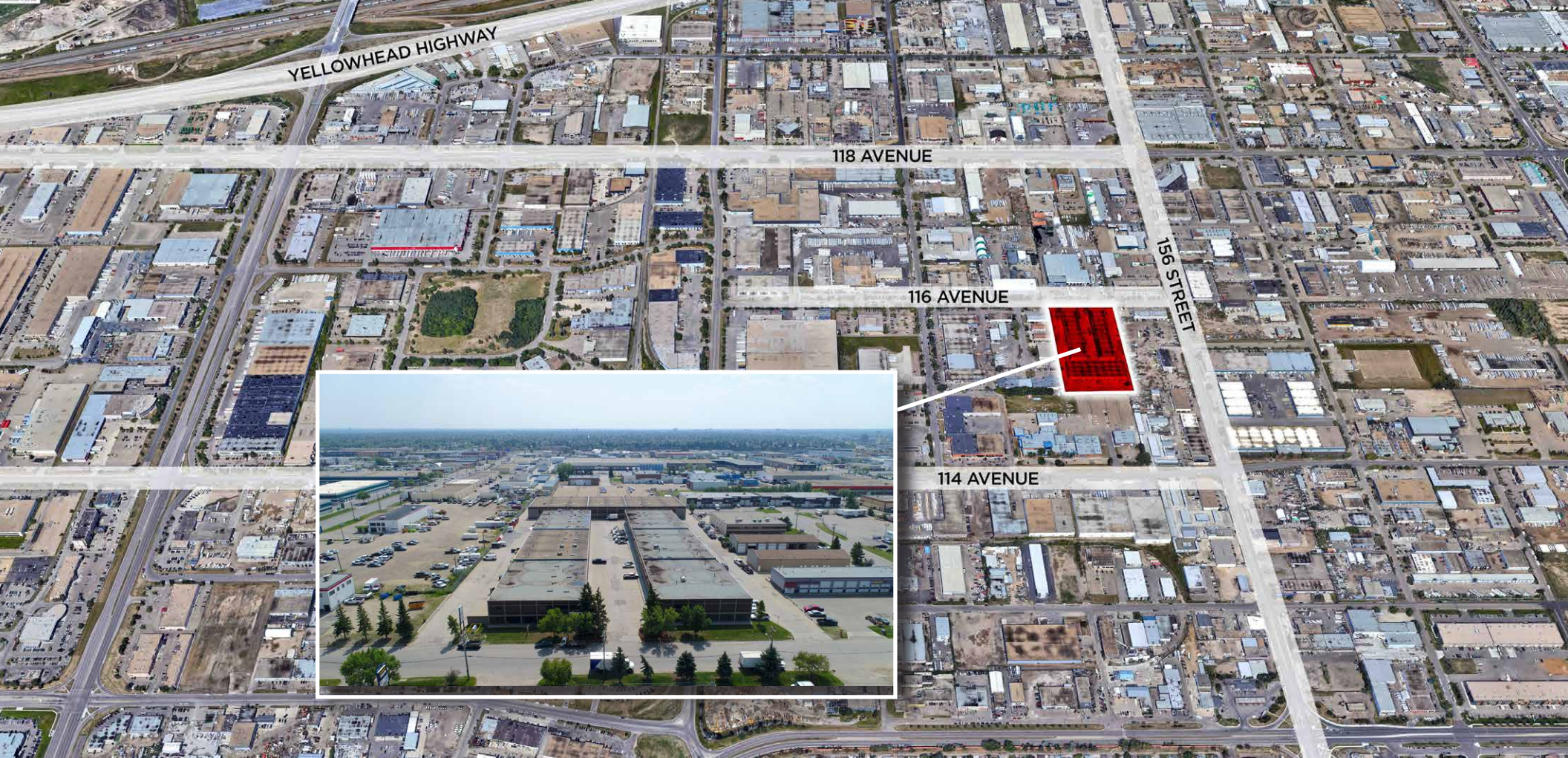
100% LEASED

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FOR SALE





THE OPPORTUNITY

Norali Business Park presents a rare opportunity to acquire a fully leased, stabilized industrial investment with diversified tenancy and significant upside potential through below-market rents. This offering combines secure in-place cash flow with future income growth in Edmonton's thriving industrial real estate market.

Located in Northwest Edmonton, the property comprises a single title and is 100% leased to a strong mix of national, regional, and established local tenants. Norali Business Park spans 110,220 square feet across 5.55 acres, with medium industrial zoning. Originally constructed in 1978-1979, it features three single-storey buildings, some with concrete and wooden mezzanines (excluded from gross square footage).

The buildings are constructed with precast tilt-up concrete panels with aggregate finish and concrete block masonry. Ideally situated off 156th Street and 116th Avenue in Alberta Park Industrial, the property offers convenient access to 111th Avenue, 149th Street, and Yellowhead Trail.

With over 250 asphalt parking stalls (approx. 2.1 stalls per 1,000 sq. ft.) and 21 tenants, Norali Business Park offers a secure, diversified income stream and an exceptional investment opportunity in Edmonton's growing industrial sector.

PROPERTY DETAILS

BUILDING A WEST

Address: 15759 - 15799 116 Avenue,
Edmonton, AB

Total Leasable Area: 36,154 SF

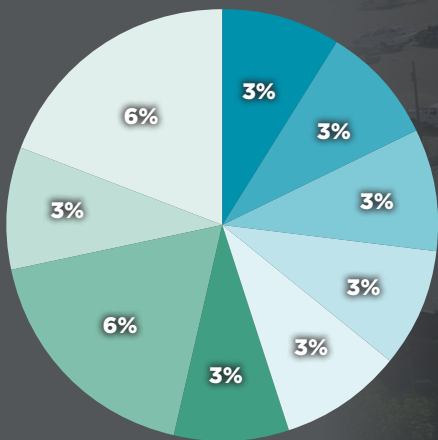
Vacant Space: 100% leased

Loading: Ten (10) 12" x 14" grade doors

Number of Tenants: nine (9)

Average Tenancy Size: 4,017 SF

Average Bay Size: 3,260 SF



*REPRESENTED AS A PERCENTAGE OF THE TOTAL PROPERTY AREA

- ZOOM TRANSPORT LTD.
- THE CARPET STUDIO INC.
- COMPLETE CARE RESTORATION
- GHOST RECONSTRUCTION INC.
- BERT'S TIRE SERVICE LTD.
- BOREALIS INDUSTRIAL SUPPLY LTD.
- CALGARY VETERAN SERVICES SOCIETY
- SKILLS CANADA ALBERTA
- ACTIVO INC.

WEST BUILDING A PHOTO



PROPERTY DETAILS

BUILDING B EAST

Address: 15679 - 15715 116 Avenue,
Edmonton, AB

Total Leasable Area: 36,170 SF

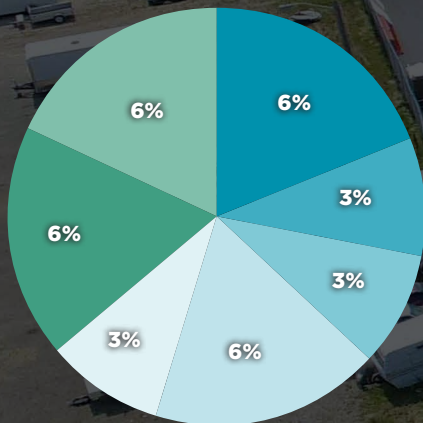
Vacant Space: 100% leased

Loading: Ten (10) 12" x 14" grade doors
Two (2) 10" x 10" grade doors

Number of Tenants: Eight (8)

Average Tenancy Size: 5,167 SF

Average Bay Size: 3,260 SF



- TREVOR BROWN UPHOLSTERY
- EAGLE LINE SERVICES INC.
- ACTION BRAKE & MECHANICAL
- ALCON GLASS LTD.
- PFM ENTERPRISES INC
- ORANGE ROOM
- LIQUID DIAMOND PRODUCTS LTD.

EAST BUILDING B PHOTO



PROPERTY DETAILS

BUILDING C SOUTH

Address: 15723 - 15755 116 Avenue,
Edmonton, AB

Total Leasable Area: 37,896 SF

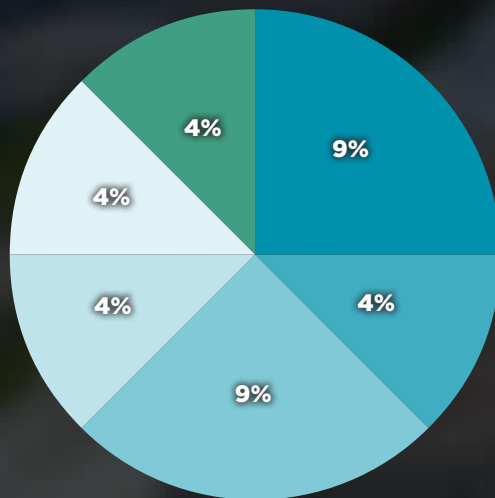
Vacant Space: 100% leased

Loading: Eight (8) 10' x 10' dock doors
Two (2) 10' x 12' grade doors

Number of Tenants: Six (6)

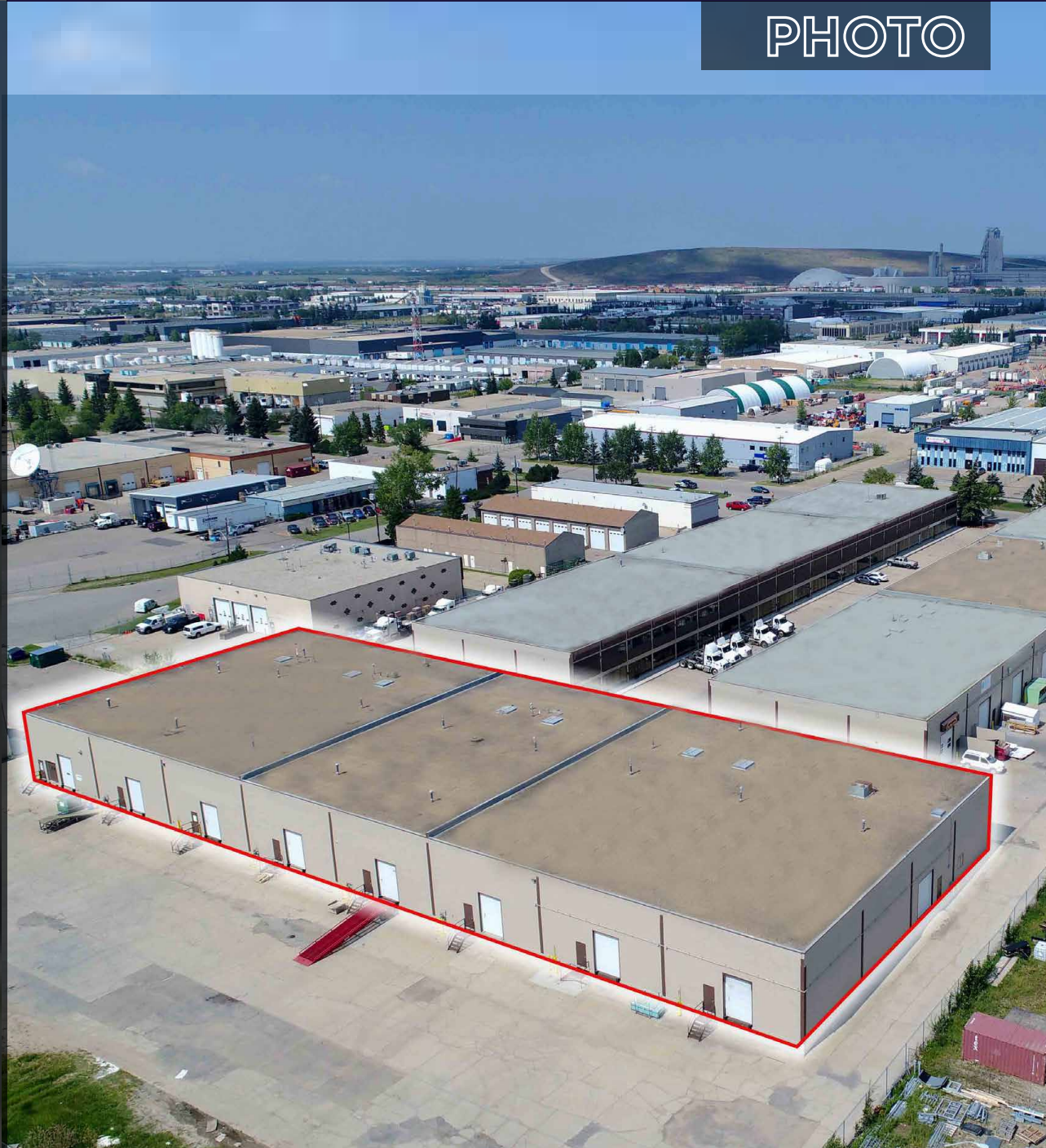
Average Tenancy Size: 6,316 SF

Average Bay Size: 4,737 SF



- BIRD CANADA INC.
- DANIEL'S SHARP MART CANADA LTD.
- ALBERTA PRODUCE AND GROCERY LTD.
- GECKO BEVERAGES
- SOUTHSIDE MANUFACTURING LTD.
- ATK ENGINES

SOUTH BUILDING C PHOTO



EXTERIOR PHOTOS



EXTERIOR PHOTOS



SUMMARY

Address: 15679 - 15799 116 Avenue,

Legal Description: Plan 6097AH Block 7

BUILDING	NRA (SF)	OCCUPANCY	NO. OF TENANTS	LOADING
West	36,154	100%	9	10 Grade
East	36,170	100%	7	12 Grade
South	37,896	100%	6	8 Dock 2 Grade
Total	110,220	100%	22	

Neighborhood : Alberta Park Industrial

Zoning: IM

OFFERING PROCESS

The Property is being offered at a price of \$16,200,000.00 through a **closed bid process**, with a submission deadline of **Friday, June 6, 2025**, by EOD.

Interested parties are invited to submit an Offer, including:

Purchase price
Beneficial owner(s)
Deposit structure and closing terms

Access to the data room and additional information will be provided upon execution of a Confidentiality Agreement (CA).

The Vendor reserves the right to consider offers on a first-come, first-served basis and is under no obligation to respond to or accept any proposal.



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