

FOR SALE

**12535 126 ST,  
EDMONTON, AB**

**FUNCTIONAL SHOWROOM /  
OFFICE & WAREHOUSE**

**CUSHMAN &  
WAKEFIELD**  
Edmonton



## **HAGMANN INDUSTRIAL STAND ALONE BUILDING**

- Quick access to 127th Street and Highway 16 (Yellowhead)
- Close proximity to transit
- Functional office showroom and warehouse with sumps

**SHOWROOM & WAREHOUSE WITH 3 GRADE-LEVEL DOORS**

**BONUS MEZZANINE OFFICE WITH SEPARATE ENTRANCE**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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# PROPERTY DETAILS

**MUNICIPAL ADDRESS:** 12535 126 Street, Edmonton, Alberta

**ZONING:** IM - Medium Industrial

**LEGAL DESCRIPTION:** Plan 5116AN, Block 8, Lots 19 & 20

**PROPERTY TYPE:** Industrial

**BUILDING AGE:** 1980 (TBC)

**LAND SIZE:** 0.17 Acres

**BUILDING SIZE:** Office: 2,375 SF  
Warehouse: 3,025 SF  
**Total Building Size: ±5,400 SF**  
  
Second Floor Office: ±1,873 SF  
Second Floor Storage Mezz: ±502 SF

**LOADING DOORS:** Three total - (2) 10' x 14', (1) 8' x 8'

**CLEAR HEIGHT:** 18'

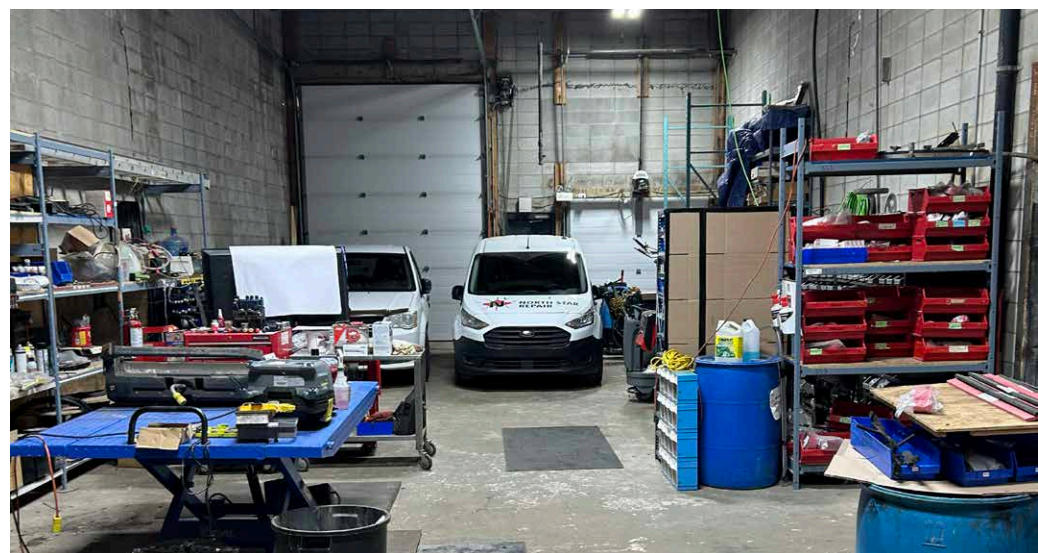
**FIBER INTERNET:** Yes

**DRAINAGE:** (2) sump drains

**PARKING:** Yes

**TAXES:** \$23,183.35 (2025)

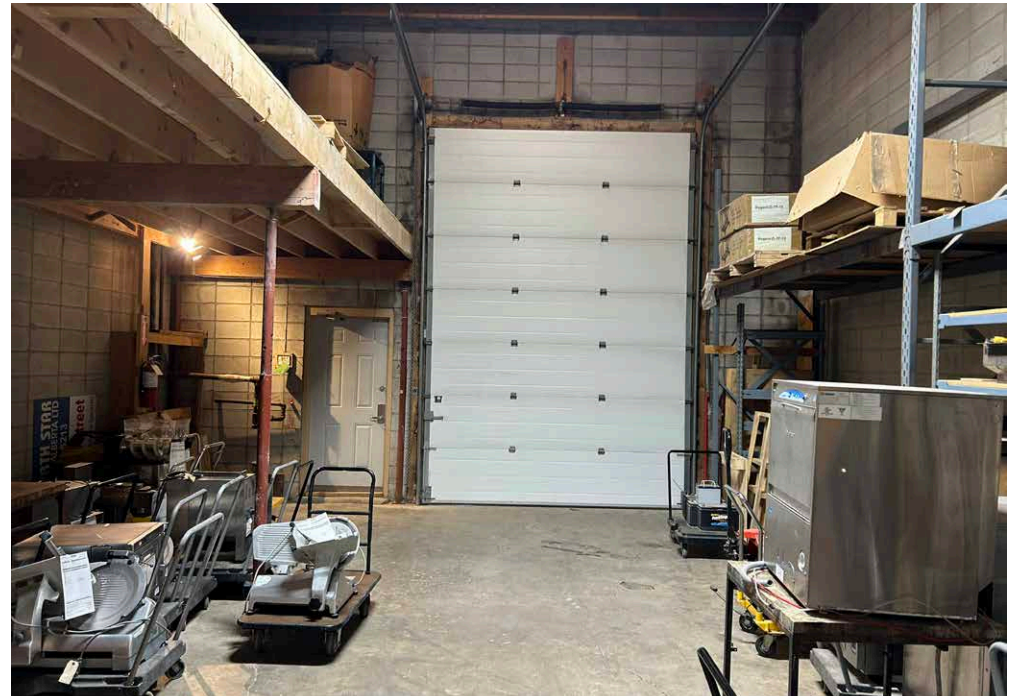
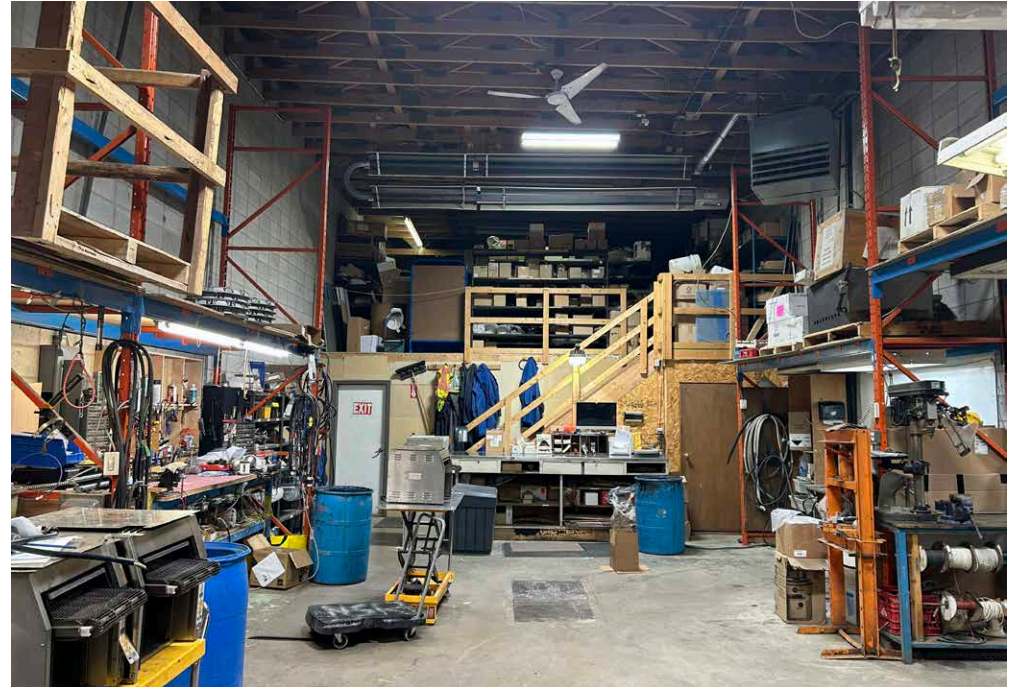
**SALE PRICE: \$975,000**



**2ND FLOOR BONUS OFFICE**

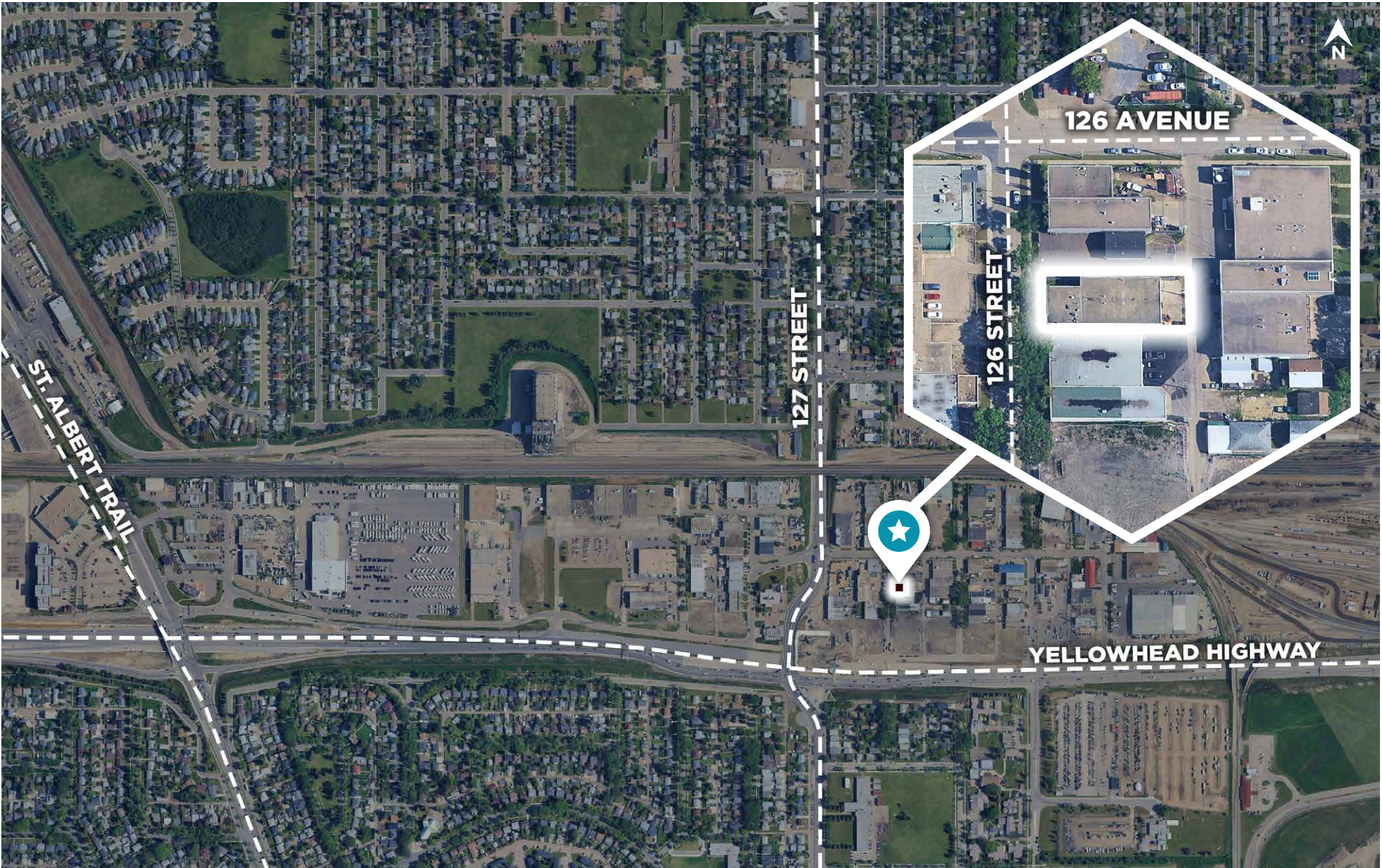


# PROPERTY PHOTOS





## AERIAL



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