

FOR SALE

**CUSHMAN &
WAKEFIELD**
Edmonton

11508/12 119 STREET, EDMONTON

FREESTANDING PROPERTY WITH PAVED PARKING



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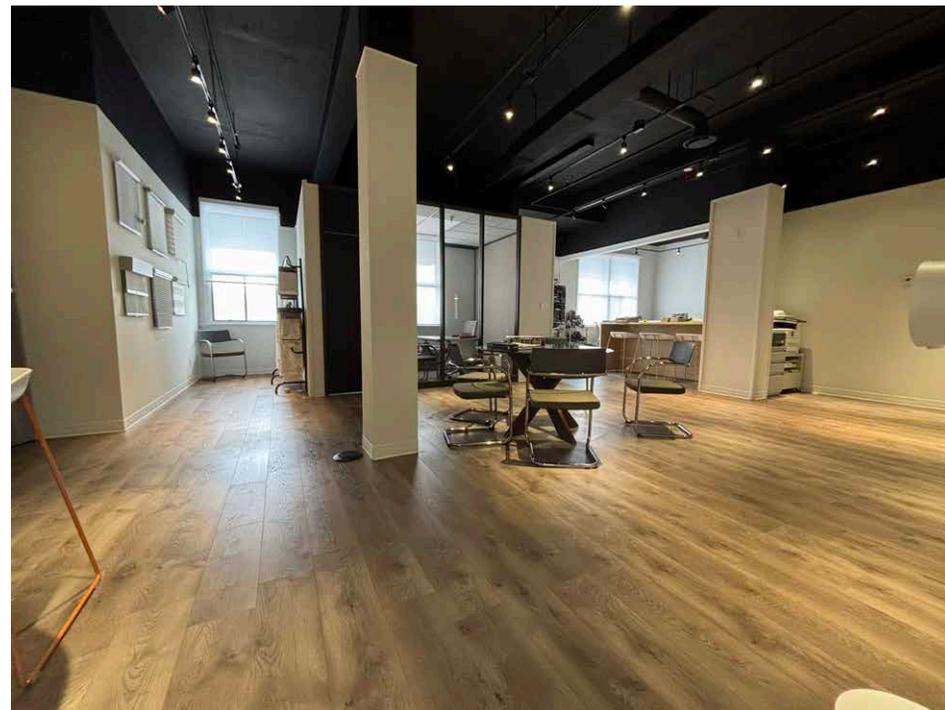
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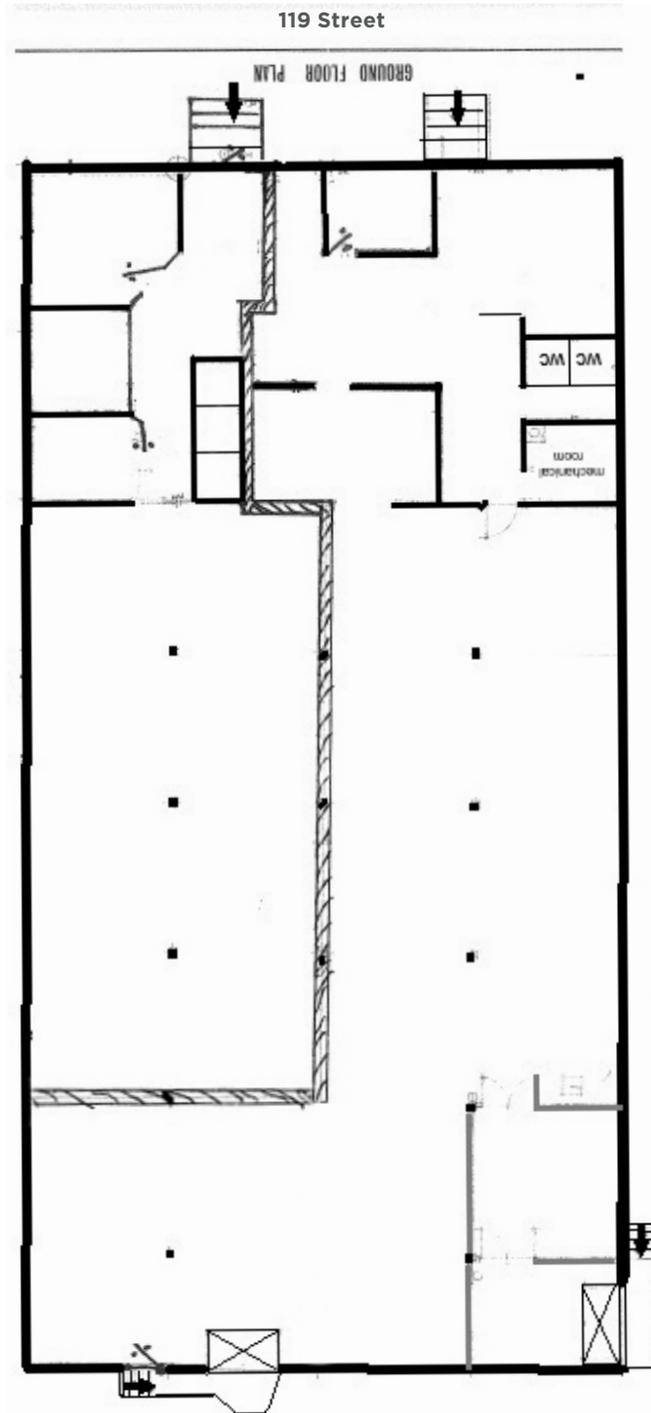
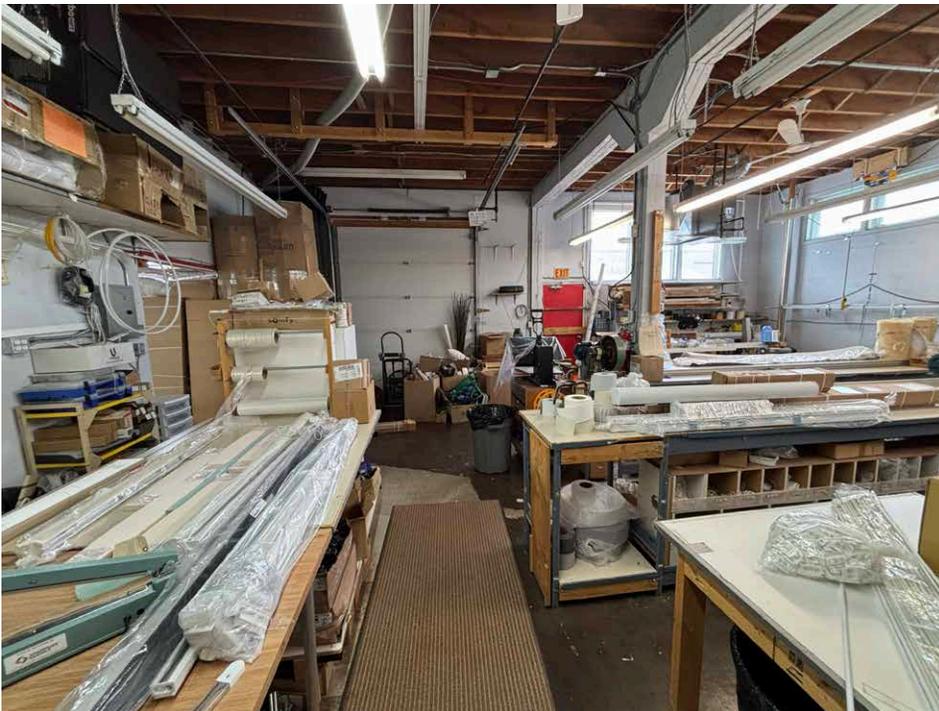
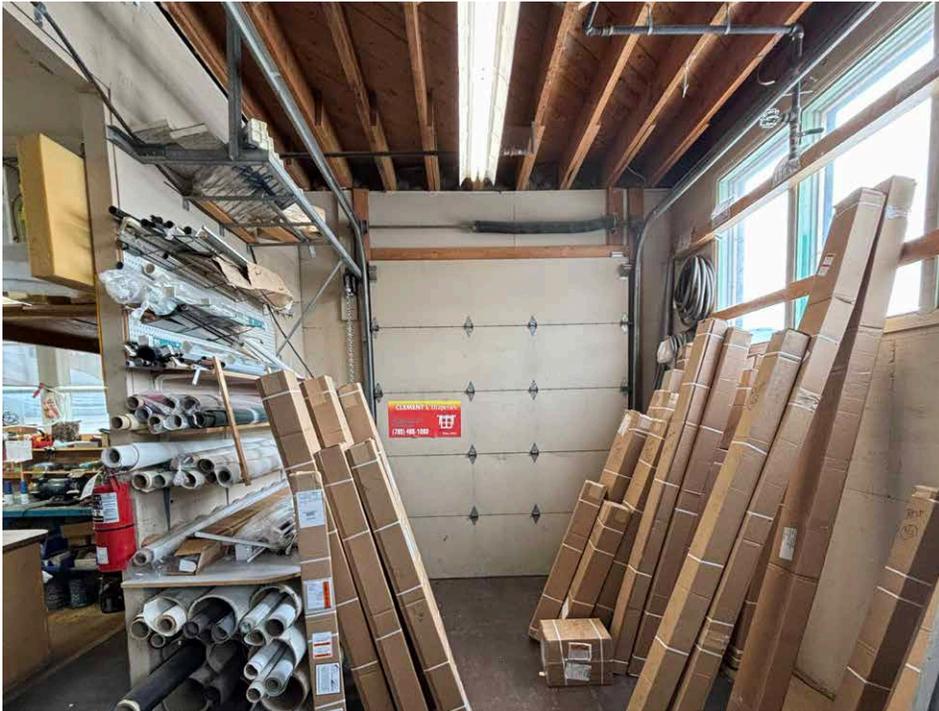
11508 119 Street, Edmonton, AB.

PROPERTY DETAILS

Municipal Address	11508/12 119 Street, Edmonton, AB
Legal Description	Plan: 1276 HW Block: 195 Lot: F
Zoning	IM - Medium Industrial
Year Built	1950
Neighbourhood	Prince Rupert
Site Size	0.41 Acres
Site Coverage Ratio	46%
Building Size	2,304 SF Office 5,888 SF Warehouse 8,192 SF Total
Power	200 amp (each side), 120/240 volts, 3 phase, 4 wire (TBC)
Dock Loading	(2) 8'x10'
Lighting	LED track lighting (showroom), Fluorescent (Warehouse) (TBC)
Heating	New forced air natural gas furnace in front offices, and three (3) newer gas overhead furnaces in the warehouse.
Sprinklers	Dry-pipe system
Ceiling Height	14'
Availability	Contact Agent
Property Taxes	\$32,490.93 (est. 2025)

LIST PRICE \$1,350,000.00





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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AERIAL

