

**AVISON  
YOUNG**

**FOR SALE**

# Industrial condo bay with yard

15146 - 128 Avenue NW  
Edmonton, AB



This industrial condo bay is conveniently located in NW Edmonton with easy access to 156 Street, St. Albert Trail and Yellowhead Highway. 3,900 sf of office/warehouse space. Allocated fenced yard compound included.

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## Offering summary

Legal Address: Condo Plan: 0121152, Unit: 4

Area Available: Warehouse: 3,450 sf  
Main Floor Office: 450 sf  
Total: 3,900 sf  
Second Floor Office: 450 sf  
*Additional second floor not included in total SF*

Yard Size: 2,400 sf

Zoning: IM - Medium Industrial

Loading: (1) 14'x16' Grade

Ceiling Height: 20' clear

Power: 120/480 Volts, 100 Amp, 3P

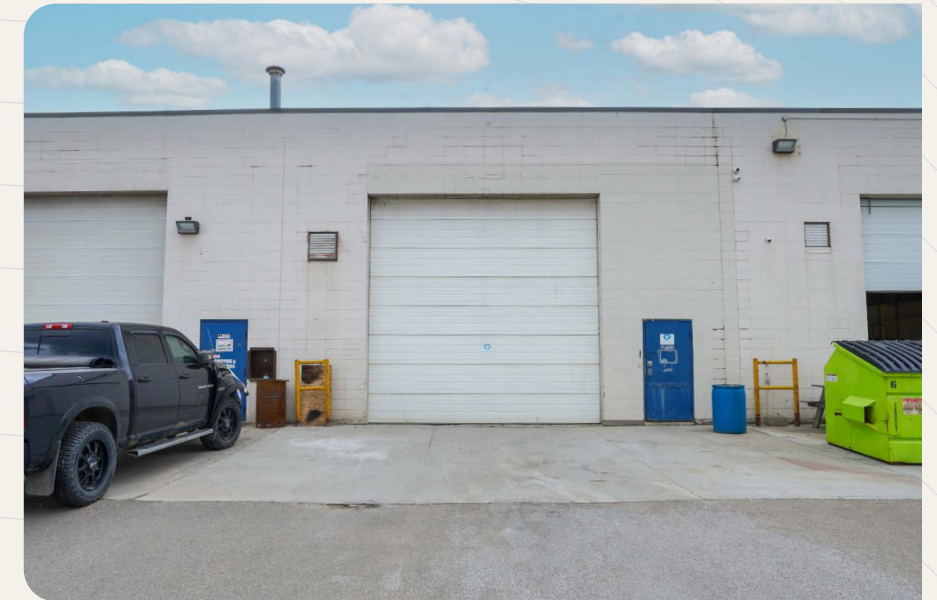
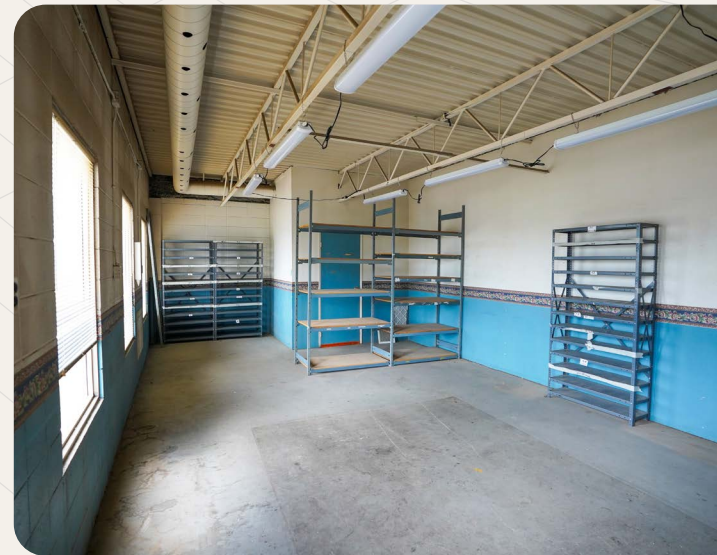
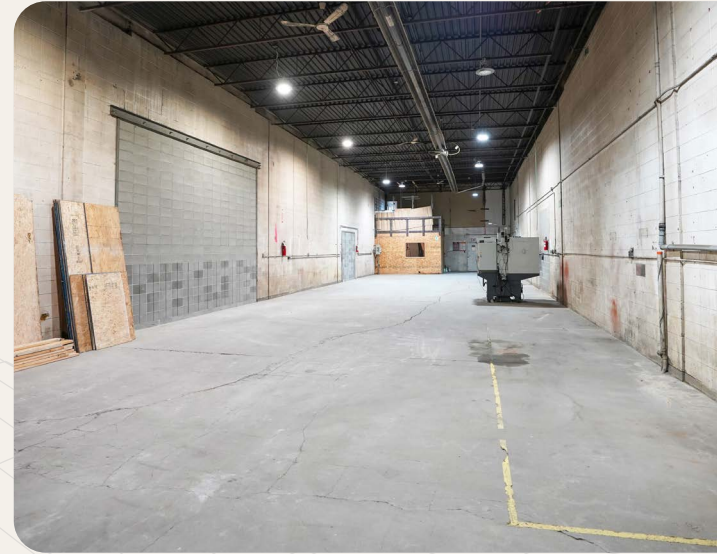
Taxes: \$19,677.57 (2026)



Abundance of neighbourhood amenities in the immediate area



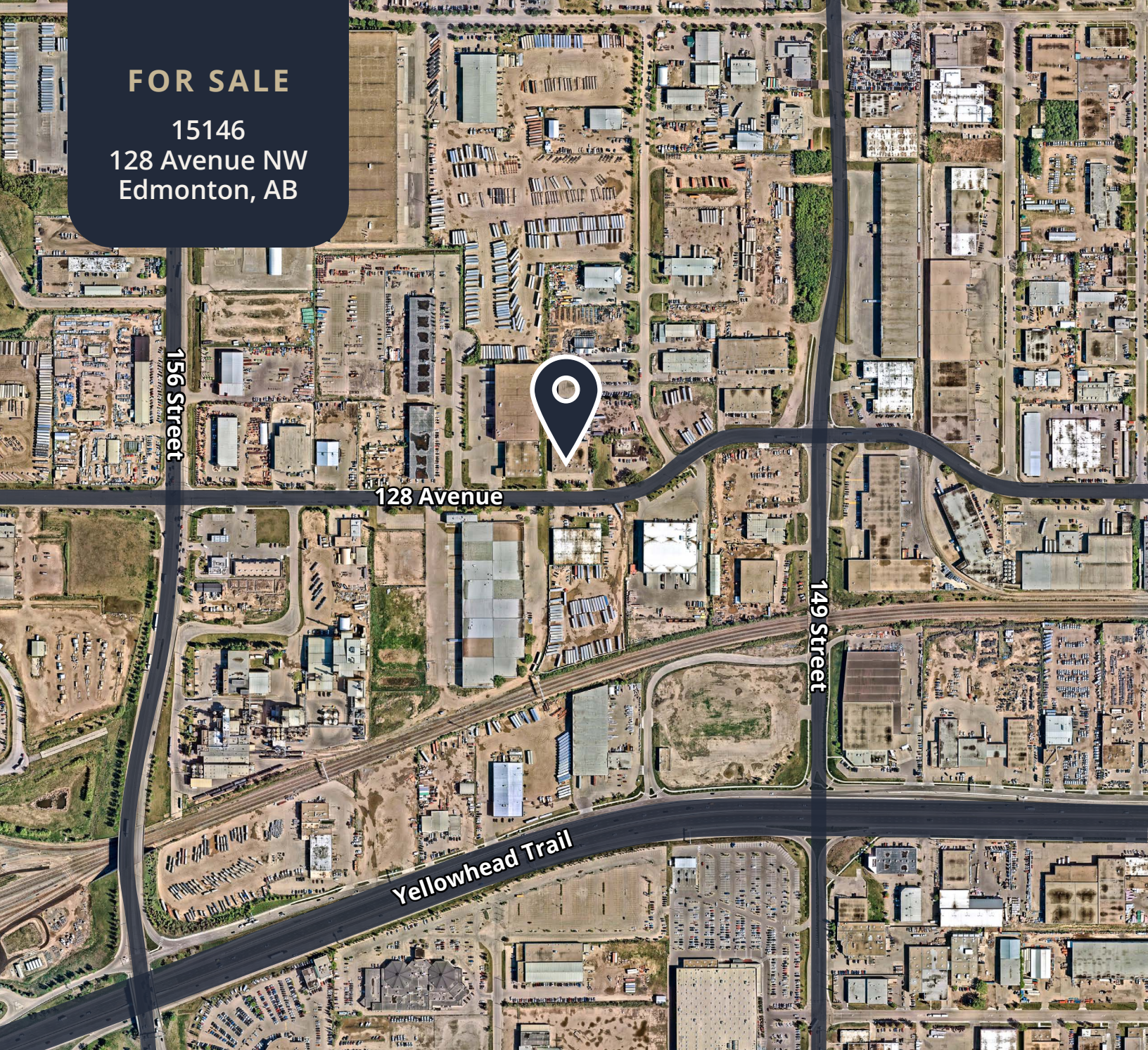
Rare opportunity to acquire a small industrial bay with approximately 2,400 sf of fenced and secure yard



**SALE PRICE:**  
**\$760,500**  
**(\$195 PSF)**

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