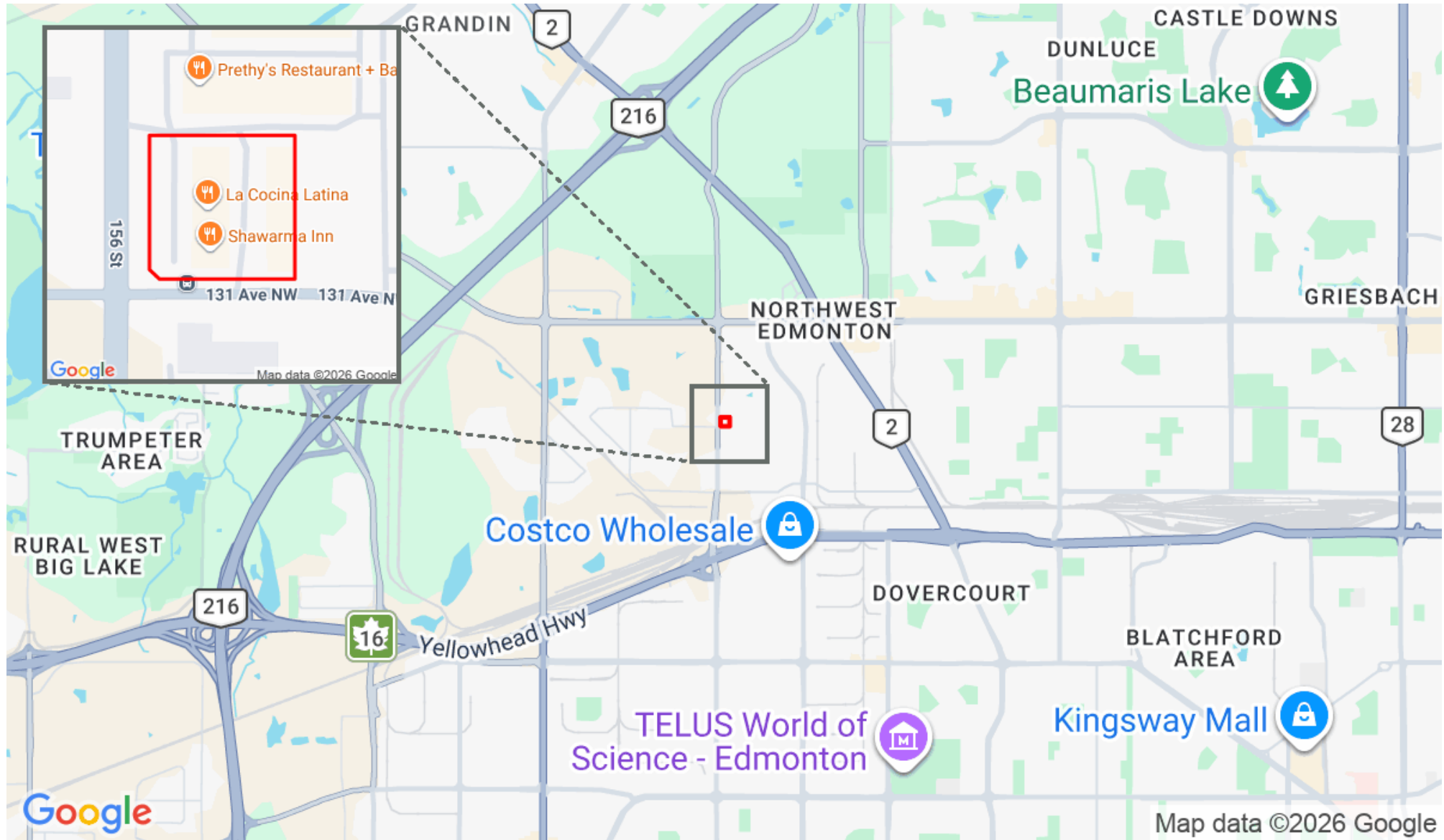


# 15534 131 Ave NW

# MOODY'S

Royal LePage Arteam Realty

203-14101 West Block Dr Edmonton, AB T5N1L5 | 780-456-5656



**Gerald Tostowaryk**  
gerald.t@royallepage.ca  
780-887-3709

# MOODY'S

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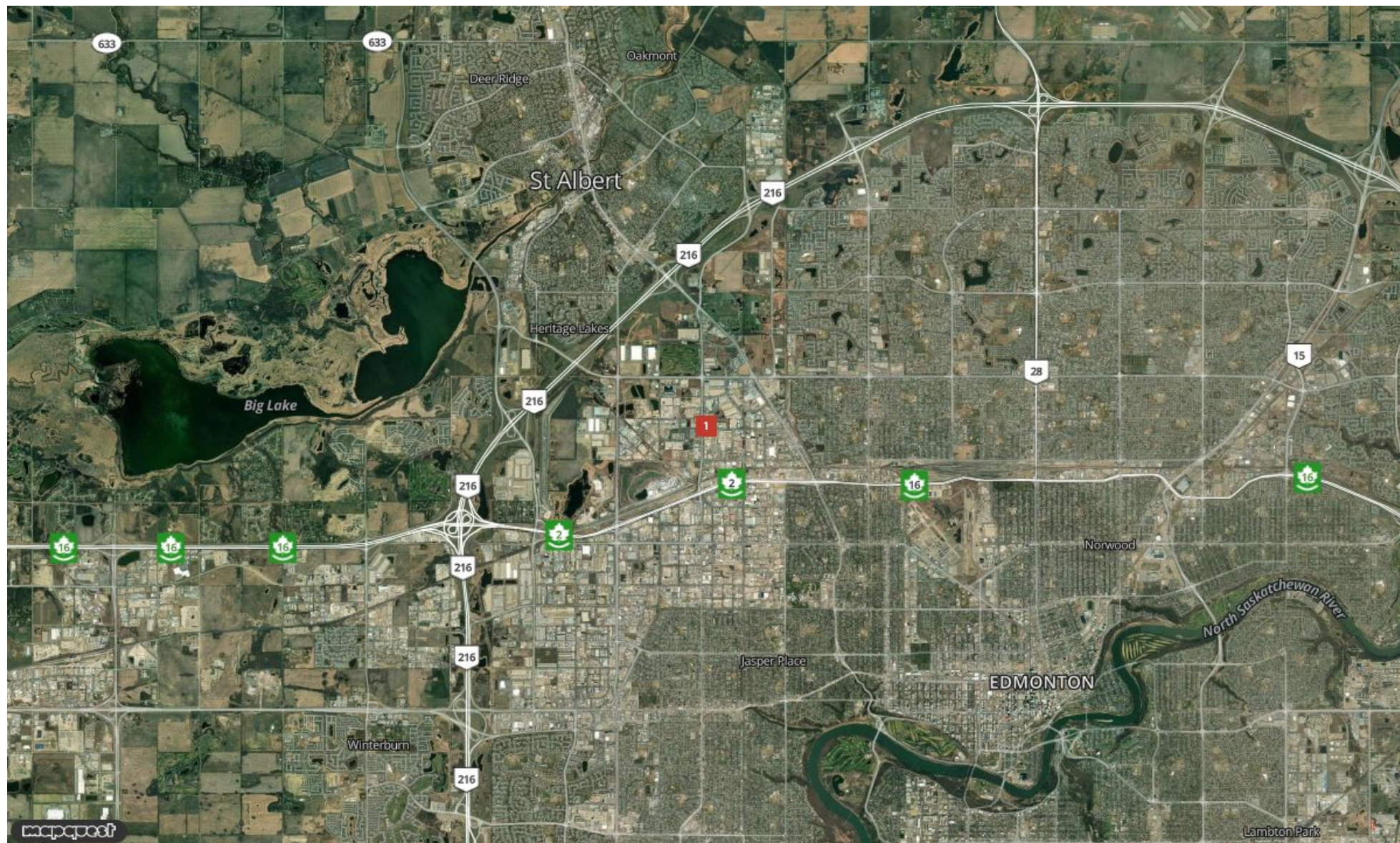


# Report for 15534 131 Ave NW, ...

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**MOODY'S**



# Industrial Condo For Sale

# MOODY'S

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203-14101 West Block Dr Edmonton, AB T5N1L5 | 780-456-5656

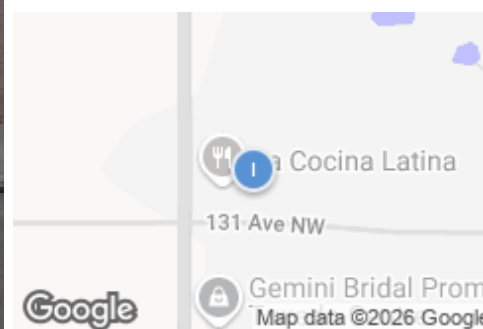
## Condominium (Condos)

15534 131 Ave NW, Edmonton, AB, T5V 1R9

Industrial: Light Industrial Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



### Listing Details | Industrial Condo For Sale

|                       |                  |                       |                               |
|-----------------------|------------------|-----------------------|-------------------------------|
| Condo                 | Yes              | Date Listed           | 6/14/2026                     |
| Total Available Space | 2,516 SF         | Last Modified         | 6/23/2026                     |
| Asking Price          | \$374,900        | Listing ID            | 45069214                      |
| Listing Price Per SF  | \$149.01         | Yard                  | Yes: Paved                    |
| Cap Rate (Actual)     | -                | Clear Height          | -                             |
| Total Expenses        | \$10,772         | Ceiling Height        | 18 - 20 ft                    |
| Possession            | 30 Days          | Dock High Doors       | -                             |
| Show Instructions     | Call broker      | Grade Level Doors     | 1; 14'                        |
| Tax Year              | 2025             | Industr. Office Space | 1,516 SF                      |
| Real Estate Taxes     | \$10,772 in 2025 | Mezz. (Unfin.) Space  | 1,000 SF (Incl. in Available) |
| Vacant                | No               | Heated                | Yes                           |
| Available Date        | Now              | Parking Spaces        | -                             |
| Days On Market        | 9 days           |                       |                               |

### Description

Great stable income earner, currently leased until Feb 2029

### Property Features

#### Location Details

|         |                                       |         |                                  |
|---------|---------------------------------------|---------|----------------------------------|
| Address | 15534 131 Ave NW, Edmonton, AB, T5... | Parcels | ca3b4f818e6d4496fa8baed4caaae747 |
| Zoning  | BE                                    | Name    | 15534 131 Ave Nw                 |

# MOODY'S

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Building Details

|                     |                        |                   |             |
|---------------------|------------------------|-------------------|-------------|
| Sub Type            | Light Industrial       | Grade Level Doors | 1           |
| Building Status     | Existing               | Sprinklers        | -           |
| Building Size       | 1,516 SF               | Industrial Space  | 1,516 SF    |
| Land Size           | 1.84 Acres / 80,339 SF | Condominiumized   | Yes         |
| Number of Buildings | 1                      | Water             | Yes         |
| Number of Floors    | 1                      | Sanitary Sewer    | Yes         |
| Year Built          | 2008                   | Natural Gas       | Yes         |
| Occupancy Type      | Single Tenant          | Bay Depth         | 48 ft       |
| Yard                | Yes: Paved             | Column Spacing    | 29 ft wide  |
| Electricity         | Yes                    | Cranes            | Not present |
| Clear Height        | 18 - 20 ft             | Rentable Space    | 1,516 SF    |
| Ceiling Height      | -                      | Number of Tenants | 1           |
| Dock High Doors     | -                      | Heated            | Yes         |

Owner Contact Information

|                                     |                             |
|-------------------------------------|-----------------------------|
| Legal Owner<br>Jcbf Properties Inc. | True Owner<br>Not Available |
|-------------------------------------|-----------------------------|

Property Listings

1 Listing | 2,516 SF | \$374,900

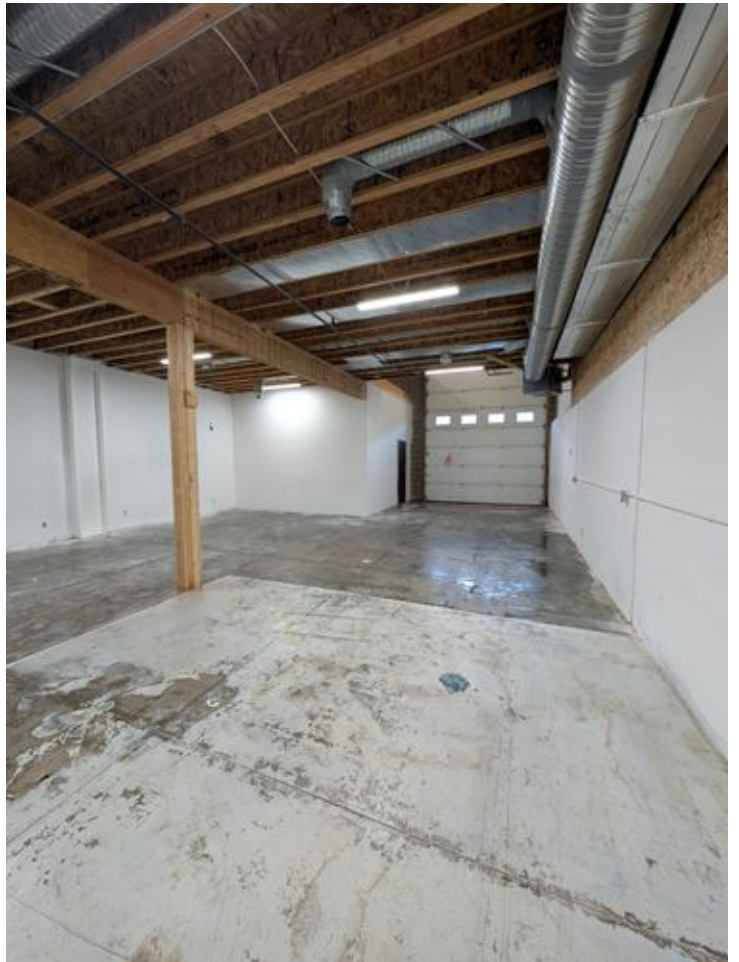
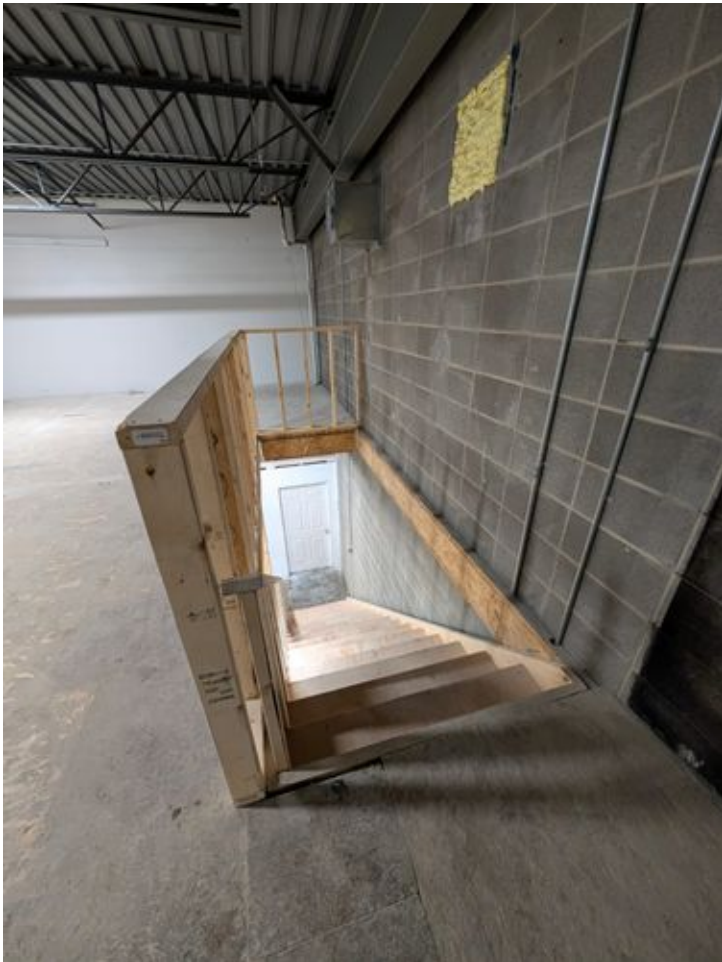
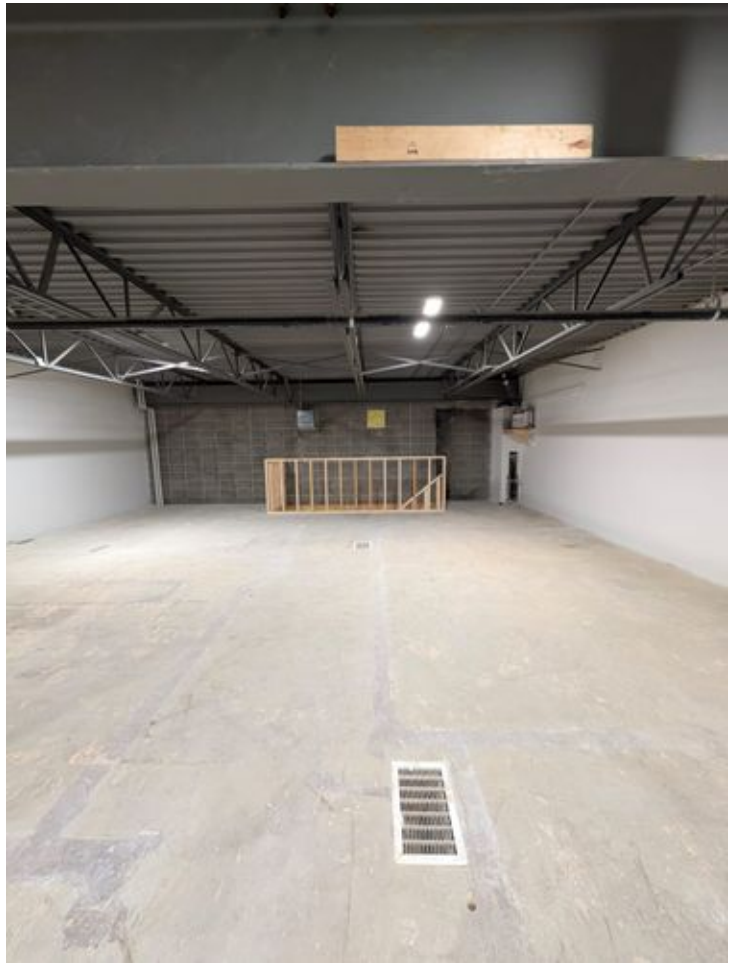
| Type     | Space Use  | Suite | Available Space | Rate      | Available | Clr Ht | Ceil Ht  | Doors | Office   | Yard | Power     |
|----------|------------|-------|-----------------|-----------|-----------|--------|----------|-------|----------|------|-----------|
| For Sale | Industrial | -     | 2,516 SF        | \$374,900 | Now       | -      | 18-20 ft | 1 GD  | 1,516 SF | Yes  | - / - / - |

Additional Photos











Contact



**Gerald Tostowaryk**  
780-456-5656  
gerald.t@royallepage.ca

Royal Lepage Arteam Realty