



Owner-User/Investment Opportunity

23,645 SF± ON 0.98 ACRES

11690-11698 147 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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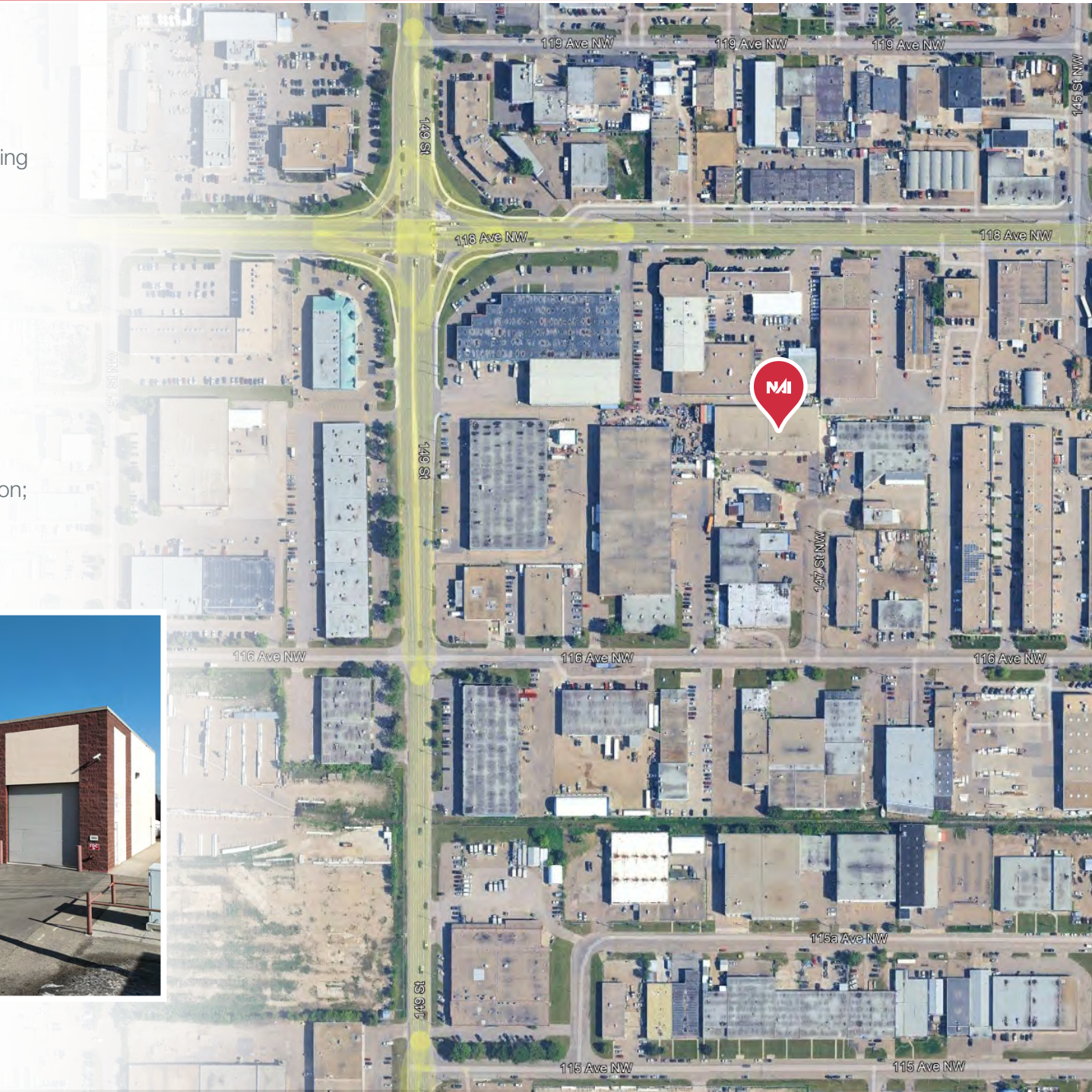
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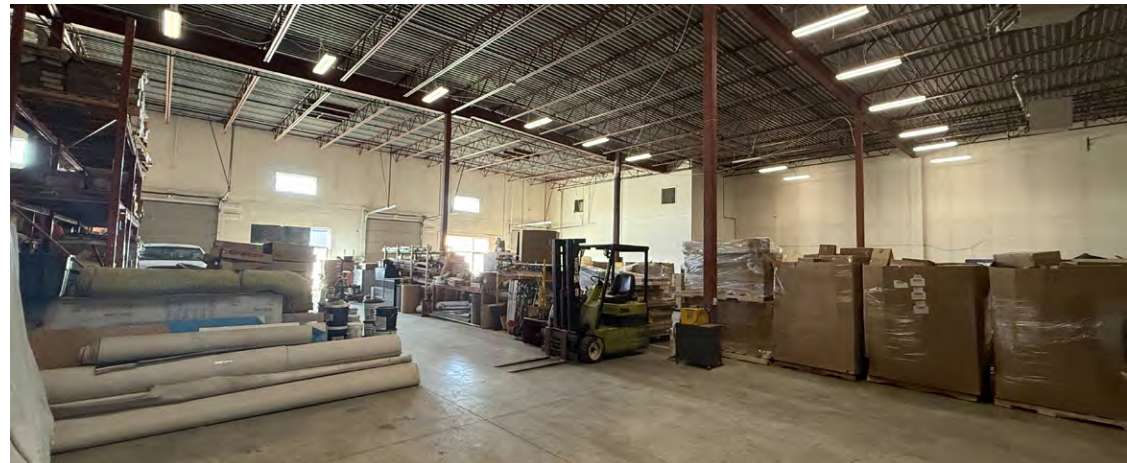
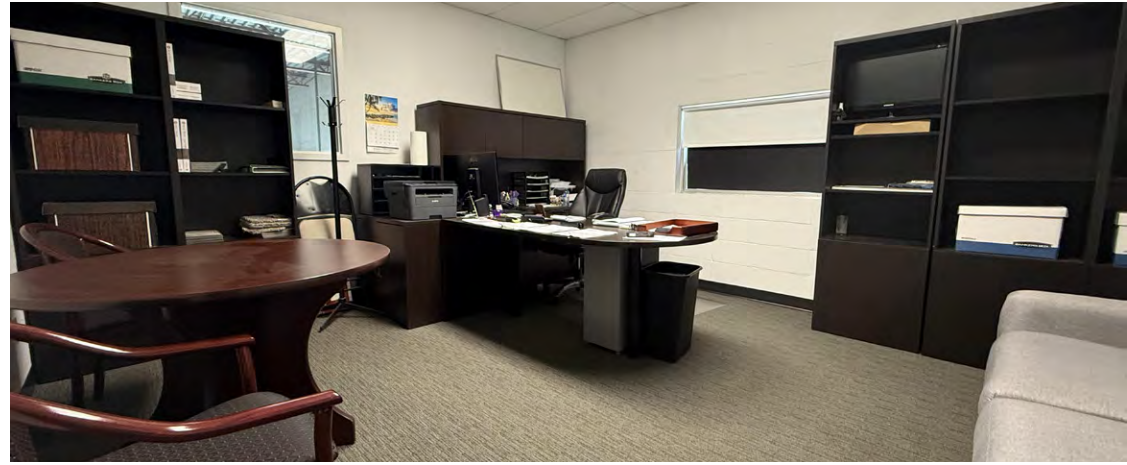
Property Highlights

- Owner-User/Investment opportunity featuring 23,645 sq.ft.± situated on 0.98 Acres;
- 6 grade level overhead doors providing efficient loading;
- Monthly rental income in place with the potential for vacant possession;
- Fibre Optic service;
- 21'9" clear ceiling height ideal for warehousing, manufacturing and distribution;
- Sprinklered

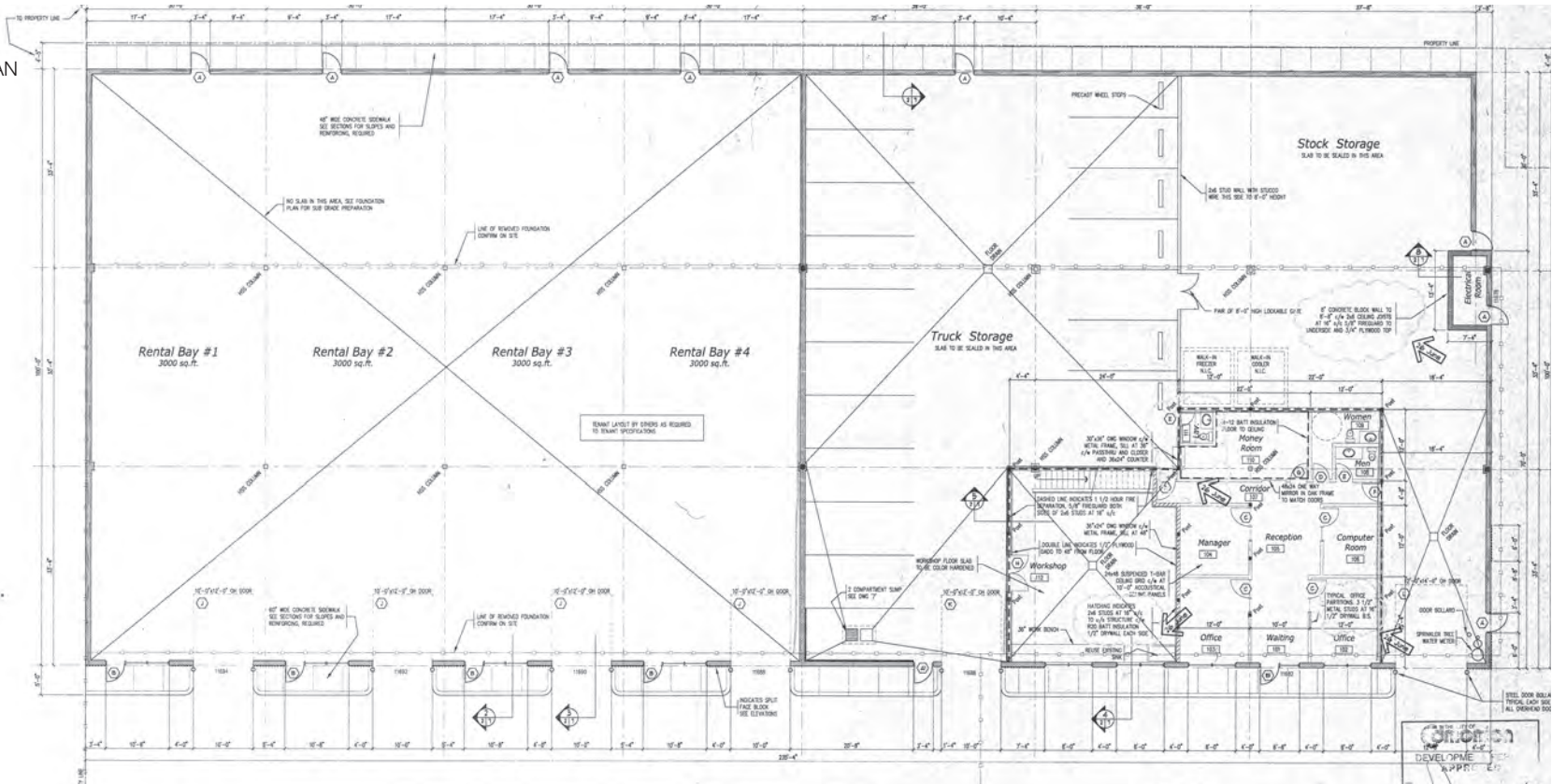


Additional Information

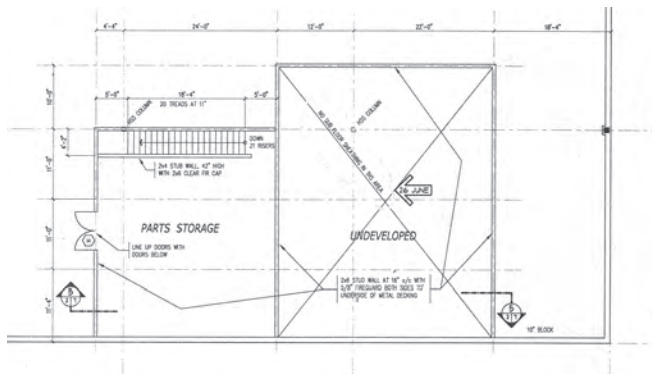
SIZE AVAILABLE	23,465 sq.ft.±
LEGAL DESCRIPTION	Plan: 0022266, Block: 8, Lot: 21A
ZONING	IM (Medium Industrial)
SITE/YARD SIZE	0.98 acres
AVAILABLE	90 days
YEAR BUILT	2000
CEILING HEIGHT	21'9" clear
HEATING	Forced air
POWER	600 Amp/600 Volt/3 Phase/4 Wire (TBC)
LOADING	Five 10' x 12' grade level One 12' x 14' grade level
PROPERTY TAXES	\$87,870.60 (2025)
SALE PRICE	\$3,750,000



MAIN FLOOR PLAN



MEZZANINE




147 Street Building

NAICommercial

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 www.naiedmonton.com