

FOR SALE

13219

146 STREET

EDMONTON, ALBERTA



10,136 SF FREESTANDING INDUSTRIAL BUILDING ON 1.01 ACRES

Grade loading with paved and fenced yard

Convenient access to 156 Street, 149 Street,
137 Avenue, St. Albert Trail, and Yellowhead Trail

Thomas Ashcroft, SIOR

Principal

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13219 146 STREET

Municipal Address: 13219 - 146 Street, Edmonton, AB

Legal Description: Plan 7520908, Block 12, Lot 4

Zoning: IM - Medium Industrial

Building Size: Warehouse: 5,600 sf
Main showroom/office: 2,268 sf
Second floor office 2,268 sf
Total: 10,136 sf

Site Size: 1.01 acres

Loading: Grade (2)

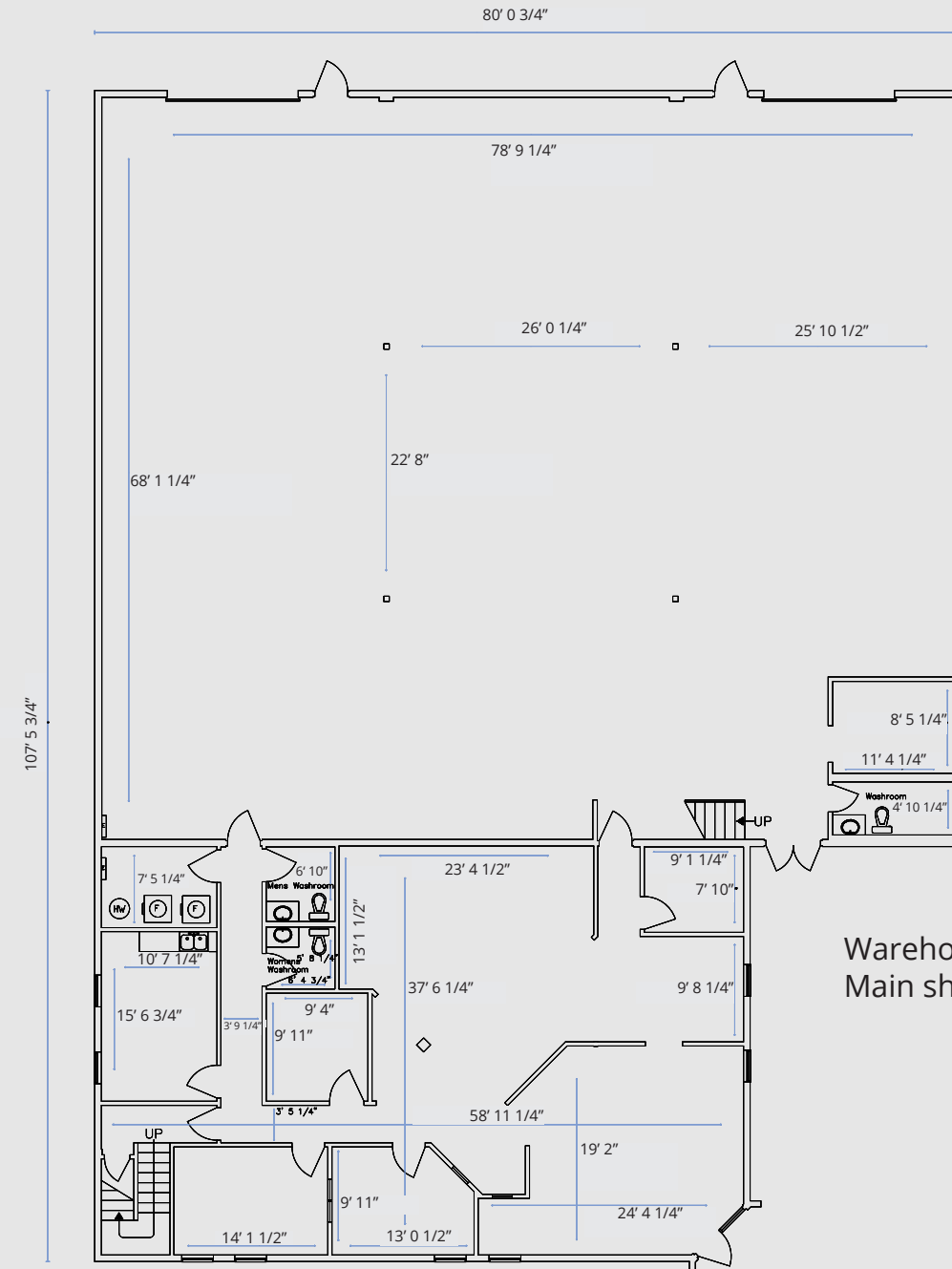
Ceiling Height: 21'

Power: 200 Amp, 208 Volt

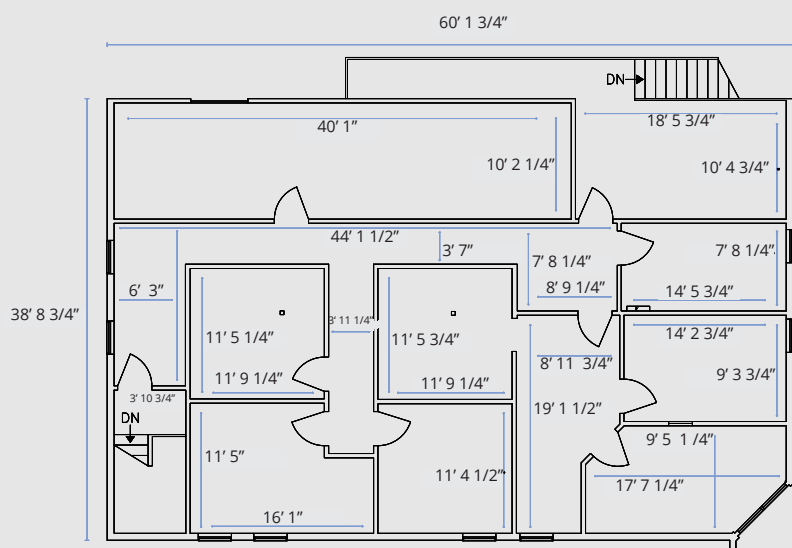
Year Built: 1995

Property Taxes (2025): \$56,078.30

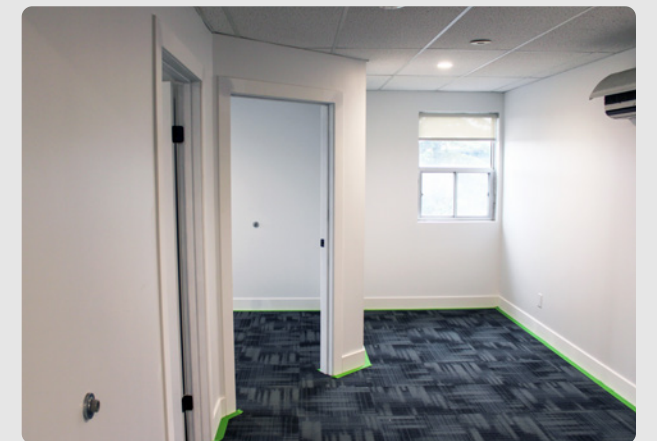
Sale Price: \$2,495,000



Warehouse: 5,600 sf
Main showroom/office: 2,268 sf



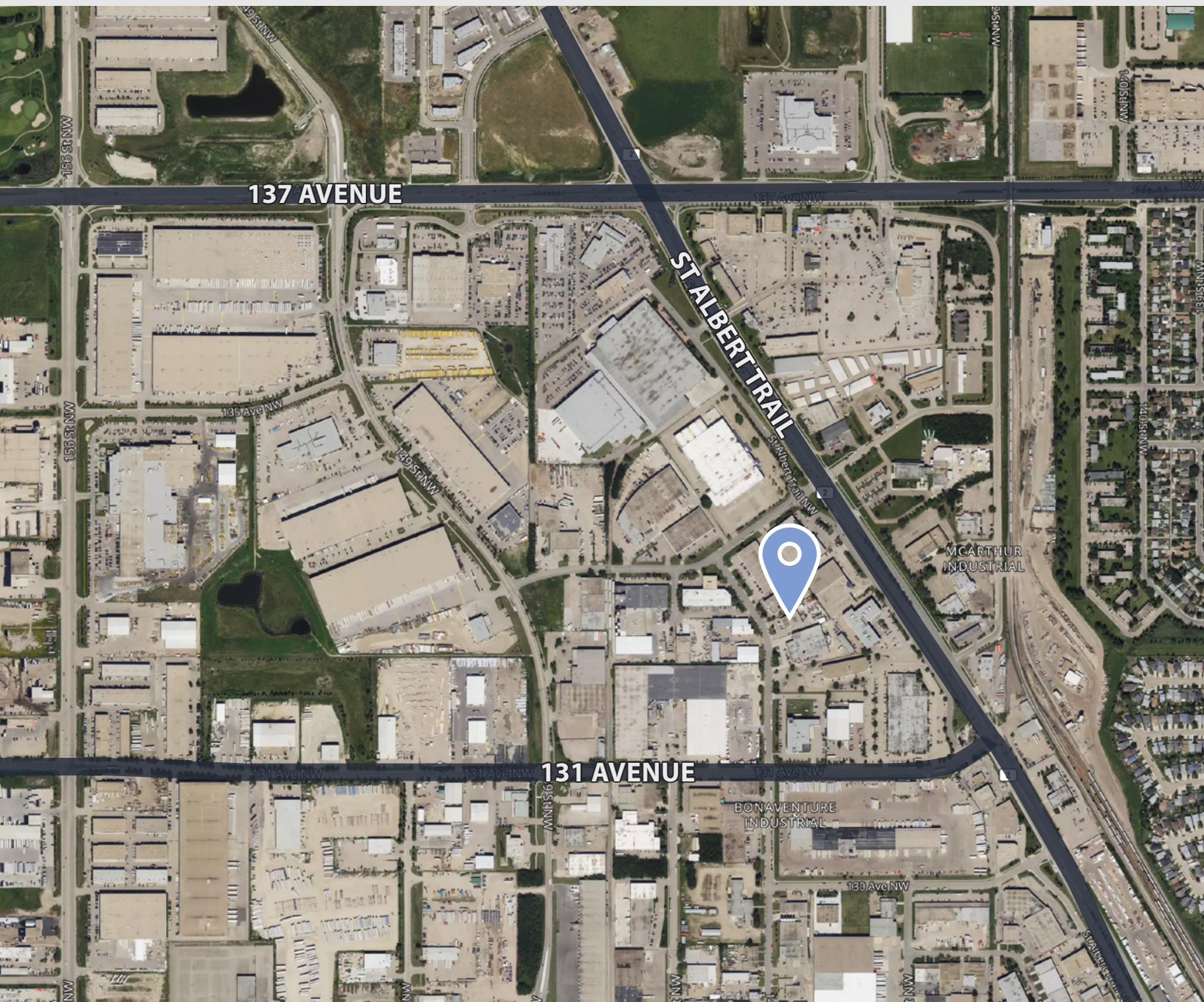
Second floor office 2,268 sf



FLOOR PLANS

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