

# FOR SALE

±1,600 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



13185 - 159 Street, Edmonton, AB

## WEST END WAREHOUSE CONDO

### Property Highlights

- 10'x12' grade loading door
- Floor drain
- Clean, well-maintained unit
- Well run condo corp
- Site is gated and paved
- 18' ceilings (TBC)
- In proximity to Yellowhead Trail, Anthony Henday, St. Albert Trail and 170 Street



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

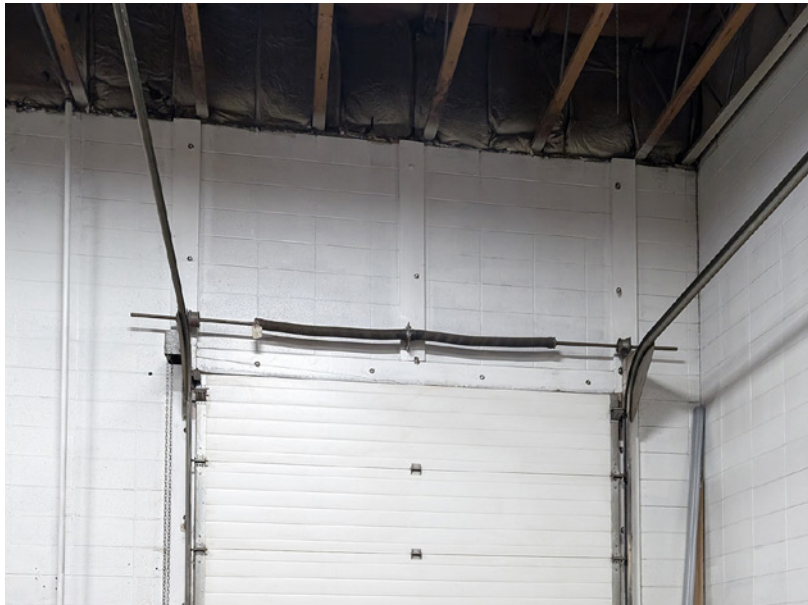


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## West End Warehouse Condo

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### Property Information

**Municipal Address:** 13185 159 Street, Edmonton, AB

**Size:** 1,600 Sq. Ft. (+/-)

**Zoning:** IM (Medium Industrial)

**Parking:** Surface parking

**Ceiling Height:** 18' (TBC)

**Loading:** 10'x12' Grade

**Possession:** November 1, 2025

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**Purchase Price:** \$368,000.00 (\$230/sqft)

**Taxes:** \$6,483/year (2024)

**Condo Fees:** \$3,360/year (2025)

### Contact

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