

# FOR SALE

## INDUSTRIAL CONDOMINIUM

15338 - 123 AVENUE | EDMONTON, AB

PRICED  
REDUCED TO  
**\$1,120,000**  
**\$1,050,000**



Situated on a high traffic thoroughfare in Gagnon Estate Industrial, the subject property is located along 123 Ave, easily accessible from the Yellowhead Highway and 156 Street and has the following highlights:

- ± 5,802 square foot industrial end-cap condominium, plus ± 2,100 square feet of cold storage (leased to the owner by an Exclusive Use Agreement)
- Ideal for owner/user investment and also requiring second floor office, plus some cashflow
- Gated, secured, dual access
- 4 parking stalls in front of condo, 4 stalls behind the condo, 6 stalls in front of yard shop, 3 dedicated against the fence and random stalls on the west side of the property
- Upgrades to the entire building and property include: fire rated partition between office/shop with rated hollow metal doors, pressed steel frames and closures, all asphalt yard (2022), yearly roof maintenance program and alarm system
- In unit upgrades include: core click flooring (2020), new water tank (2021) and new men's toilet (2025)

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# FOR SALE | GAGNON INDUSTRIAL CONDOMINIUM



MAIN FLOOR OFFICE



MAIN FLOOR LUNCHROOM



2ND FLOOR HALLWAY/OFFICES

## MUNICIPAL

15338 - 123 Avenue | Edmonton, Alberta

## LEGAL

Plan 9620170, Unit 1

## YEAR BUILT

1982

## UNIT SIZE

± 1,934 SF Second Floor Office  
± 1,934 SF Main Floor Office  
± 1,934 SF Shop  
± 5,802 SF Total Unit Size

## CONSTRUCTION

Concrete walls, mezzanine & steel structure

## CEILING HEIGHT

16' in shop, 12' in cold storage only

## LOADING

(2) 12'H x 10' W grade door

## POWER

200 Amp / 208 volt / 3 phase / 4 wire (TBC )

## ZONING

IM - Medium Industrial ⓘ

## COMMENTS

Presently 84% leased to short and long term tenants, generating ± \$20,064 per year or \$1,672 per month cashflow. 16% remaining, which is ideal for an owner/user requiring second floor office space (currently vacant) plus the added income



2ND FLOOR OFFICE



YARD SHOP

## OFFICE FEATURES

### MAIN FLOOR

8 offices, 1 large lunchroom, 2 washrooms, high velocity water heater

### SECOND FLOOR

8 offices, 1 boardroom, 1 washroom

### SHOP

1 dual compartment sump, tool crib & storage, boiler heat with fan plus 2 ceiling fans

## YARD SHOP FEATURES

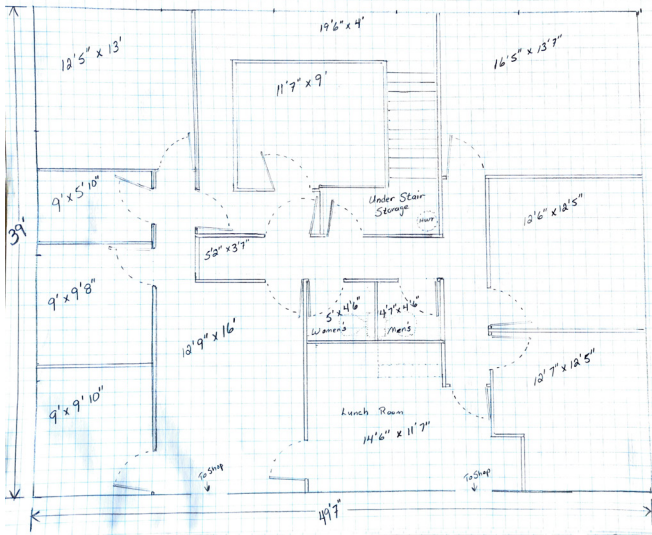
- 15' x 60' cold storage lean-to
- 20' x 60' cold storage with concrete floor
- 6' fenced and gated yard surrounding property
- 4 dedicated and 14 random stalls behind and west of condo

*\*Storage yard/buildings are not on title and are not part of the sale, but leased to the condo owner, under an Exclusive Use Agreement for \$100/month included in condo fees.*

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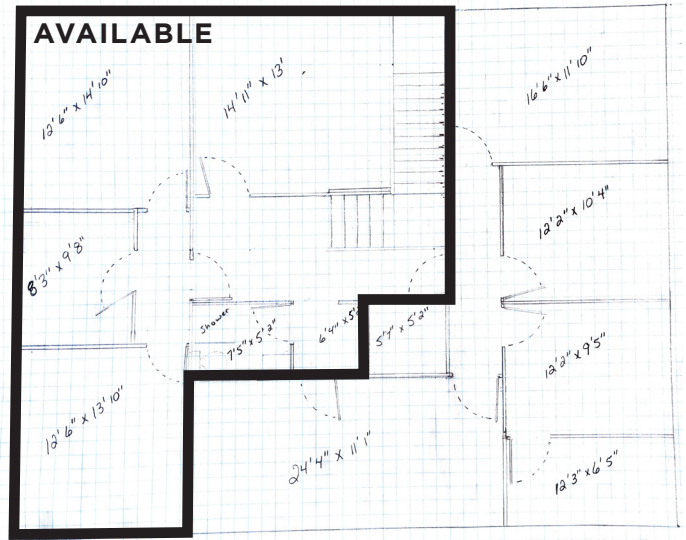
## MAIN FLOOR PLAN

All main floor offices are 100% leased/occupied



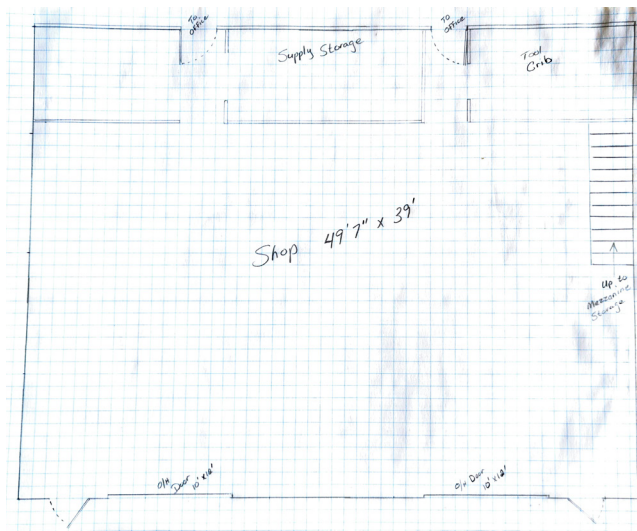
## SECOND FLOOR PLAN

902 SF Available | 1,032 SF is leased/occupied

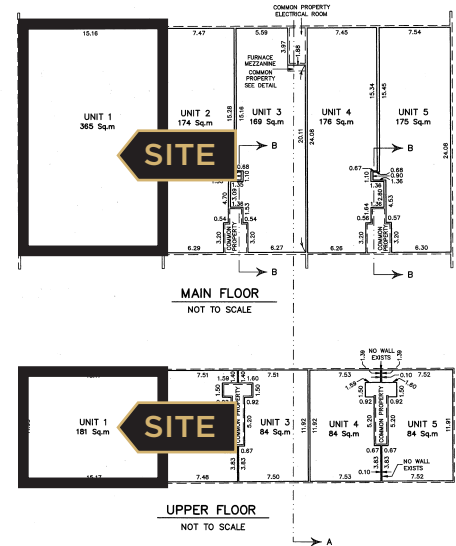


## SHOP FLOOR PLAN

100% leased/occupied



## SITE PLAN



The floor plans provided is for illustrative purposes only and is not to scale.



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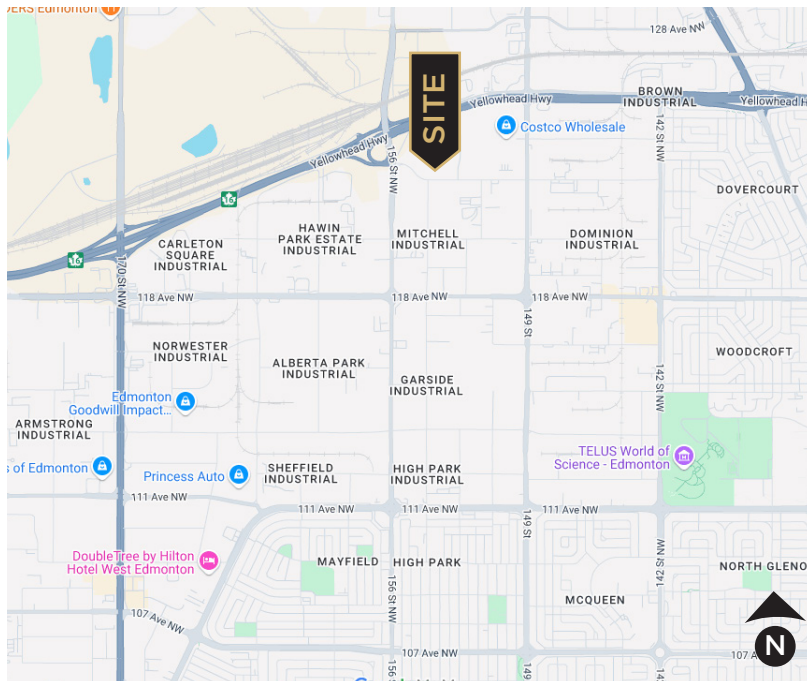
SHOP



COLD STORAGE & SHOP



RANDOM PARKING TO WEST



\$

PRICE JUST REDUCED!

SALE PRICE

~~\$1,120,000~~  
**\$1,050,000**

(not including storage sheds in yard)

PROPERTY TAXES

**\$26,420.54**

2025

CONDO FEES

**\$28,238.16 per Annum**  
**or \$2,353.18 per month**

2025

Condo Fees include building repairs/maintenance, landscaping, snow removal, \$100/month yard shop rent, building insurance, professional fees, utilities (water & sewer), bank charges. Janitorial and garbage removal are excluded.



NEIGHBOURHOOD  
POPULATION  
(5 KM | 2023)

99,415



5-YEAR GROWTH  
FORECAST  
(5 KM | 2023-2028)

2.9%



AVERAGE HOUSEHOLD  
INCOME  
(5 KM | 2023)

\$100,524



TRAFFIC COUNTS  
156 STREET NW &  
123 AVENUE NW (2018)

30,100

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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