



Freestanding Industrial Building

76,267 SF± ON 2.54 ACRES±

14425 - 118 AVENUE, EDMONTON, AB

FOR SALE OR LEASE



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



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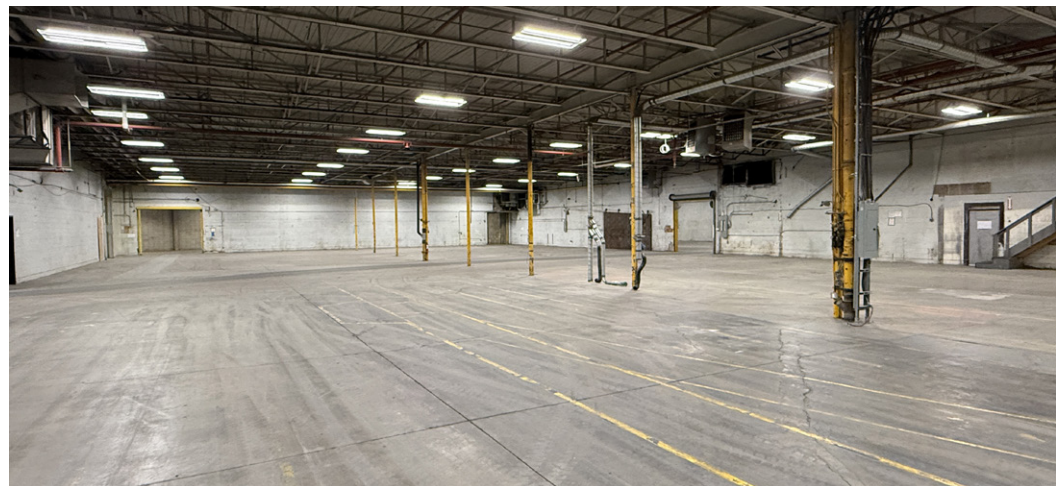
Property Highlights

- 76,267 SF± freestanding industrial building
- Exposure to 118 Avenue in northwest Edmonton
- 0.25 acre± fenced yard onsite
- Recent capital upgrades:
 - › Solar panel installation (~2022)
 - › Majority of roof replaced during solar installation (~2022)
 - › New sump pump (~2023)
- Additional income from OutFront Media signage
- **Comprehensive 2025 Due Diligence Reports available:**
Phase I ESA, RPR, BCA



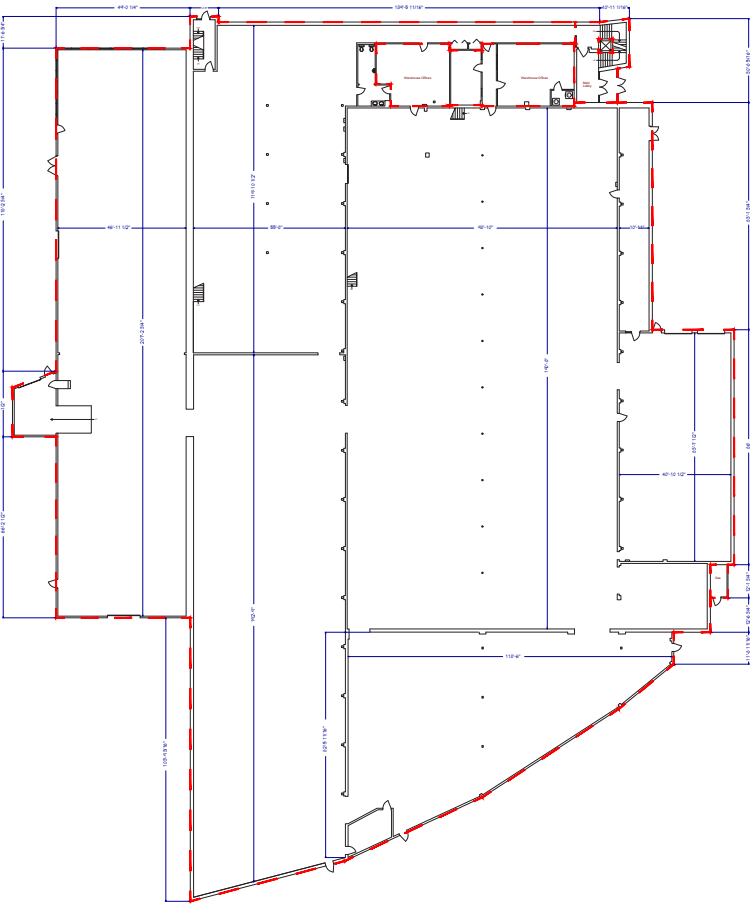
Additional Information

AREA AVAILABLE	60,753 sq.ft.± Warehouse 15,524 sq.ft.± Office + lobby 76,267 sq.ft.± Total
LEGAL DESCRIPTION	Plan 0022266 Block 8 Lot 4B
NEIGHBOURHOOD	Huff Bremner
SITE AREA	2.54 acres±
SITE COVERAGE	67%
ZONING	IM (Medium Industrial)
YEAR BUILT	1968 with additions in the 1990's
CEILING HEIGHT	15'-22'
POWER	800 Amp, 208/120, 3 phase 300 KVA Transformer (TBC by Purchaser/Tenant)
SPRINKLERS	Yes
PARKING	50 stalls onsite
CONSTRUCTION	Concrete block
MAKE UP AIR	Yes
LOADING	• (3) Grade doors • (1) Dock door • Potential to add additional loading
AVAILABLE	Immediately
LEASE RATE	Market
OPERATING COSTS	TBD
PROPERTY TAXES	\$147,511.24 (2025)
SALE PRICE	\$10,750,000 (\$140.95/SF)

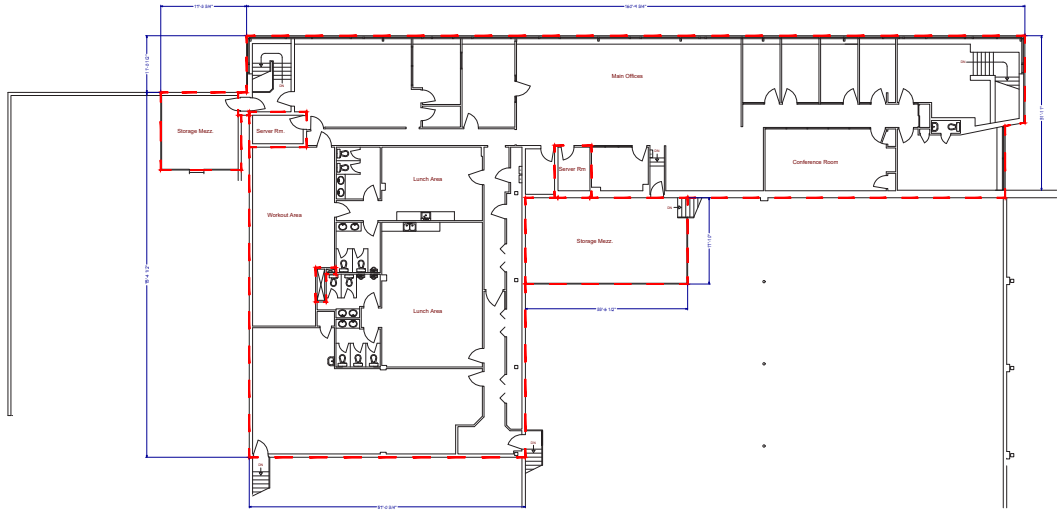


Floor Plans

MAIN FLOOR



SECOND FLOOR



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