



PERIGON
COMMERCIAL



FOR SALE/LEASE

14645 - 131 Avenue, Edmonton AB

ALIM ABDOOL

Senior Advisor
aabdool@perigoninc.ca
780-906-3912

www.perigoncommercial.ca

FOR SALE/LEASE

Contact for Price



18,830 Sq Ft on 3.14 Acres of prime industrial land located in the Mistatim Industrial Park, just a 4 Minute drive to Yellowhead via 156 Street. Occupy 10,000 sq ft of shop space on a 1.2 Acre parcel while collecting income from various revenue streams, including Building B and land leases.

PROPERTY HIGHLIGHTS

- 18,830 sq ft of industrial space, comprising 2 buildings with a 14% build-out ratio, providing ample yard space.
- 5 Bay Doors, 3 drive-through, and 2 drive-in, including a wash bay.
- Professional Main and second-floor office, including kitchen, locker room, shower, and lunchroom.
- Secure, fenced, and paved yard space.
- 400 Amp and 600 Amp service, with Forced air for offices.
- Modern building design with construction completed in 2007.



WAREHOUSE & OFFICE

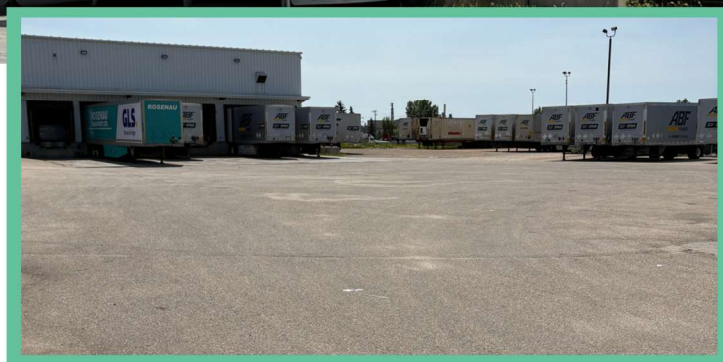


- 10,000 Square Feet Warehouse
- 1,480 Square Feet Second Floor Office
- 24' Ceiling Height
- 600 Amp Service
- 16' Overhead Doors; 3 drive-through bays, 2 drive-in bays

CROSS DOCK FACILITY



- 7,350 Square Feet
- 24' Ceiling Height
- 8 Dock Loading Doors
- 400 Amp Service



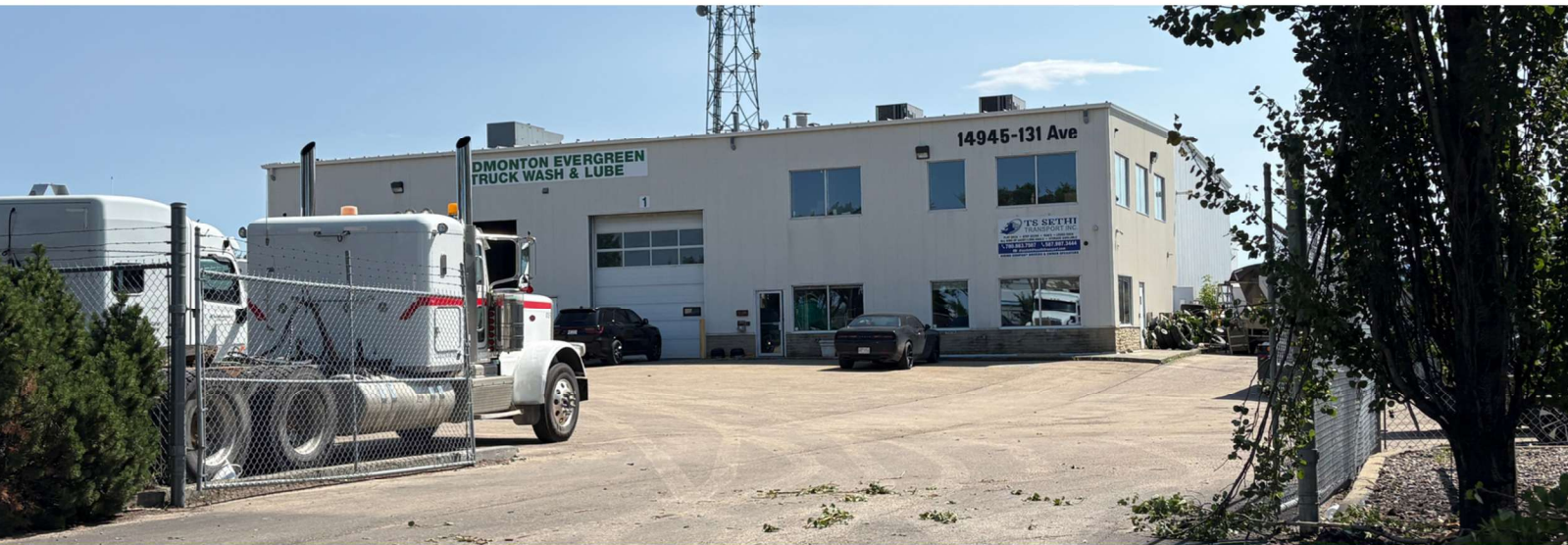
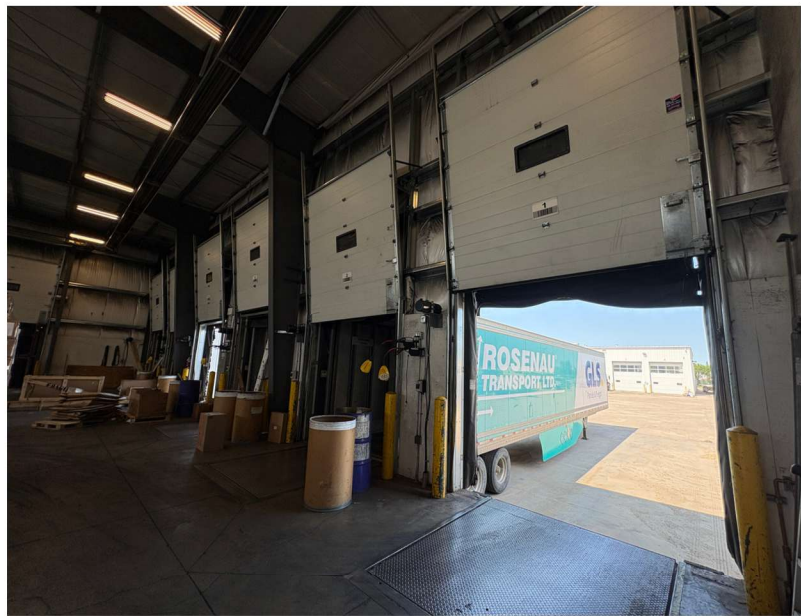
PROPERTY PHOTOS

OFFICE SPACE



PROPERTY PHOTOS

SHOP SPACES AND YARD



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500, 9666 Jasper Avenue | Edmonton, AB T5H 3V5 | 780-426-4360

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