

PRICE REDUCED!
NOW \$5.3M

Bonaventure Multi-Tenant Industrial Building

SMALL BAY INVESTMENT PROPERTY

12855-73 - 141 STREET, EDMONTON, AB

FOR SALE OR LEASE



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



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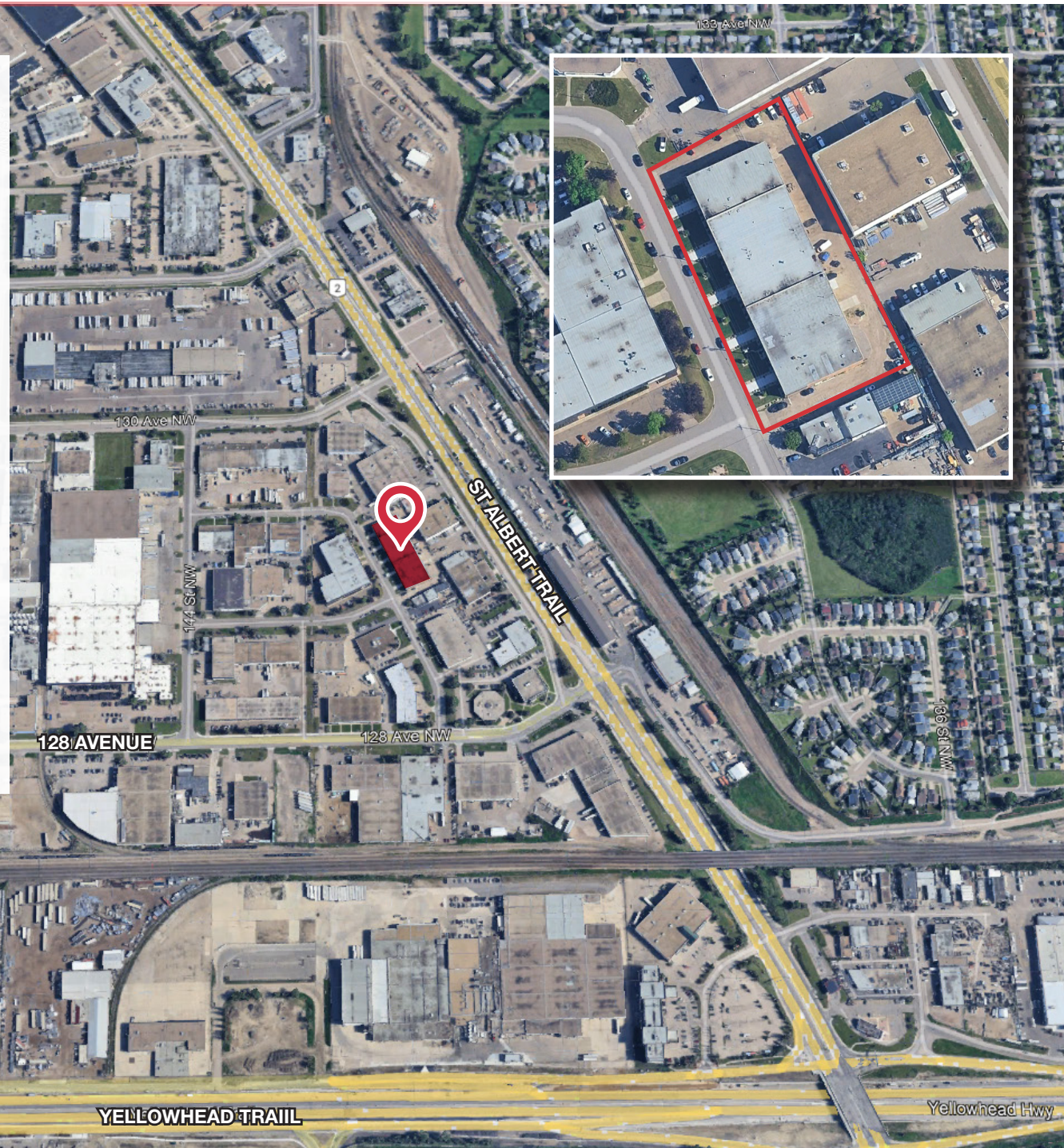
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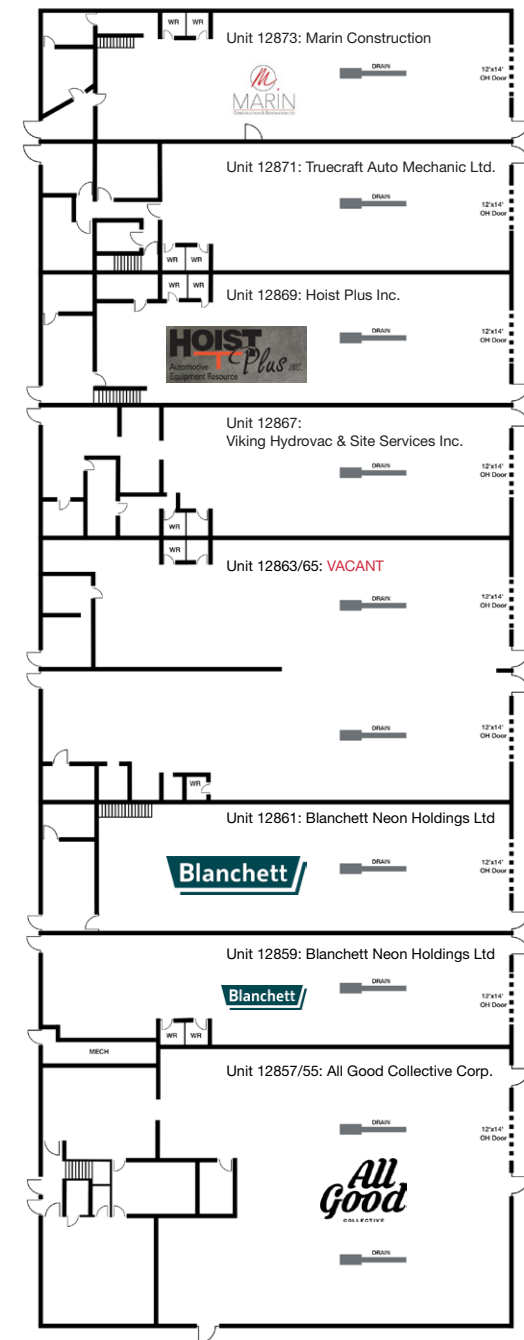
Property Highlights

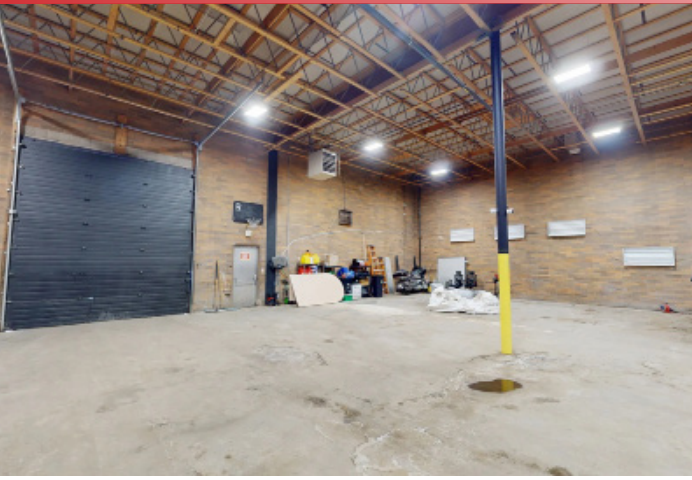
- 34,102 sq. ft. small-bay industrial investment property in NW Edmonton on a 1.54-acre site
- Net leases in place, offering stable income structure
- Functional grade-level loading across all bays
- Excellent access to St. Albert Trail and Yellowhead Trail (Highway 16)
- Currently 71% occupied with a WALT of 3.14 years; seller is open to providing a short-term leaseback on the vacant space
- Solid concrete block construction with the roof replaced in 2022
- Strong future upside: property is already strata-titled, creating the potential for individual unit sales as warehouse condos
- Further details available upon execution of a Confidentiality Agreement



Additional Information

BUILDING SIZE	Total Building Size: 34,102 sq.ft. Unit 12873: 3,266 sq.ft. Unit 12871: 3,259 sq.ft. Unit 12869: 3,255 sq.ft. Unit 12867: 3,246 sq.ft. Unit 12863/65: 6,508 sq.ft. Unit 12861: 3,259 sq.ft. Unit 12859: 2,769 sq.ft. Unit 12857/55: 8,502 sq.ft. Maintenance room: 38 sq.ft.
LEGAL DESCRIPTION	Condominium Plan 2221862 Units 1-10
ZONING	BE - Business Employment
YEAR BUILT	1974
AVAILABLE	Immediately
LOADING	12'x14' grade loading per bay
CEILING HEIGHT	18'
PARKING	Side street parking
SITE/YARD SIZE	1.54 acres
ROOF	2-Ply SBS roofing replace May 2022 (10 Year Warranty)
DRAINAGE	One sump/drain per bay
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$4.95/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance & management fees.
PROPERTY TAXES	\$87,729.02 (2025)
SALE PRICE	\$5,600,000 \$5,300,000





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