

FOR SALE

128 AVENUE CONDO

NAI Commercial



14210 - 128 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE BAY

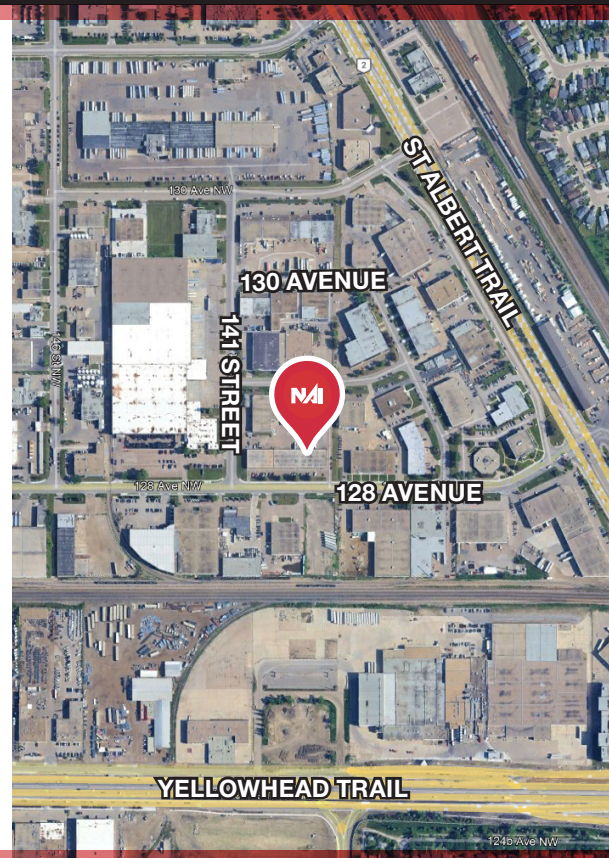
PROPERTY DESCRIPTION

- 3,200 sq.ft. office/warehouse bay for sale
- 12' x 14' dock loading
- 30' x 85'4" bay
- Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street and 156 Street

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ADDITIONAL INFORMATION

SIZE	3,200 sq.ft.±
ZONING	Medium Industrial (IM)
AVAILABLE	Immediately
YEAR BUILT	1973
CEILING HEIGHT	16' clear (warehouse)
HEATING	Gas fired overhead unit
LIGHTING	LED
PARKING	Scramble parking
LOADING	12'x14' dock
CONDO FEES	\$399/month (2026)
PROPERTY TAXES	\$12,383.30 (2025)
SALE PRICE	\$480,000

