

PRICE REDUCED!

NOW \$1.7M



Industrial/Retail with Land

1307 - 21 AVENUE, NANTON, AB

COURT ORDERED SALE



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



780 436 7410



NAIEdMONTON.COM

KEVIN MOCKFORD

Senior Associate
780 919 2537
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
780 819 2149
glough@naiedmonton.com

JAMIE COULTER

Vice President, Partner - NAI Advent
403 984 9812
jcoulter@naiadvent.com

KAILE LANDRY

Senior Industrial Associate - NAI Advent
403 984 9806
klandry@naiadvent.com

NAICommercial

Property Highlights



Two high-quality buildings:

- 20,925 sq.ft.± of showroom/industrial space
- 9,000 sq.ft.± secondary building ideal for warehousing, fabrication, or additional tendencies



Fully prepared site:

- Combination of paved and compacted gravel services for easy access and heavy vehicle accommodation
- Ample space for parking, storage or outdoor operations



Exceptional access and exposure

- Highway frontage provides outstanding visibility to passing traffic
- Convenient ingress/egress to 21 Avenue (Highway 2) - perfect for logistics, retail or light industrial users



Flexible usage potential

- Suitable for showroom, light manufacturing, service, transportation, or multi-tenant configurations
- Zoned to support a range of commercial and industrial operations



Income-producing asset

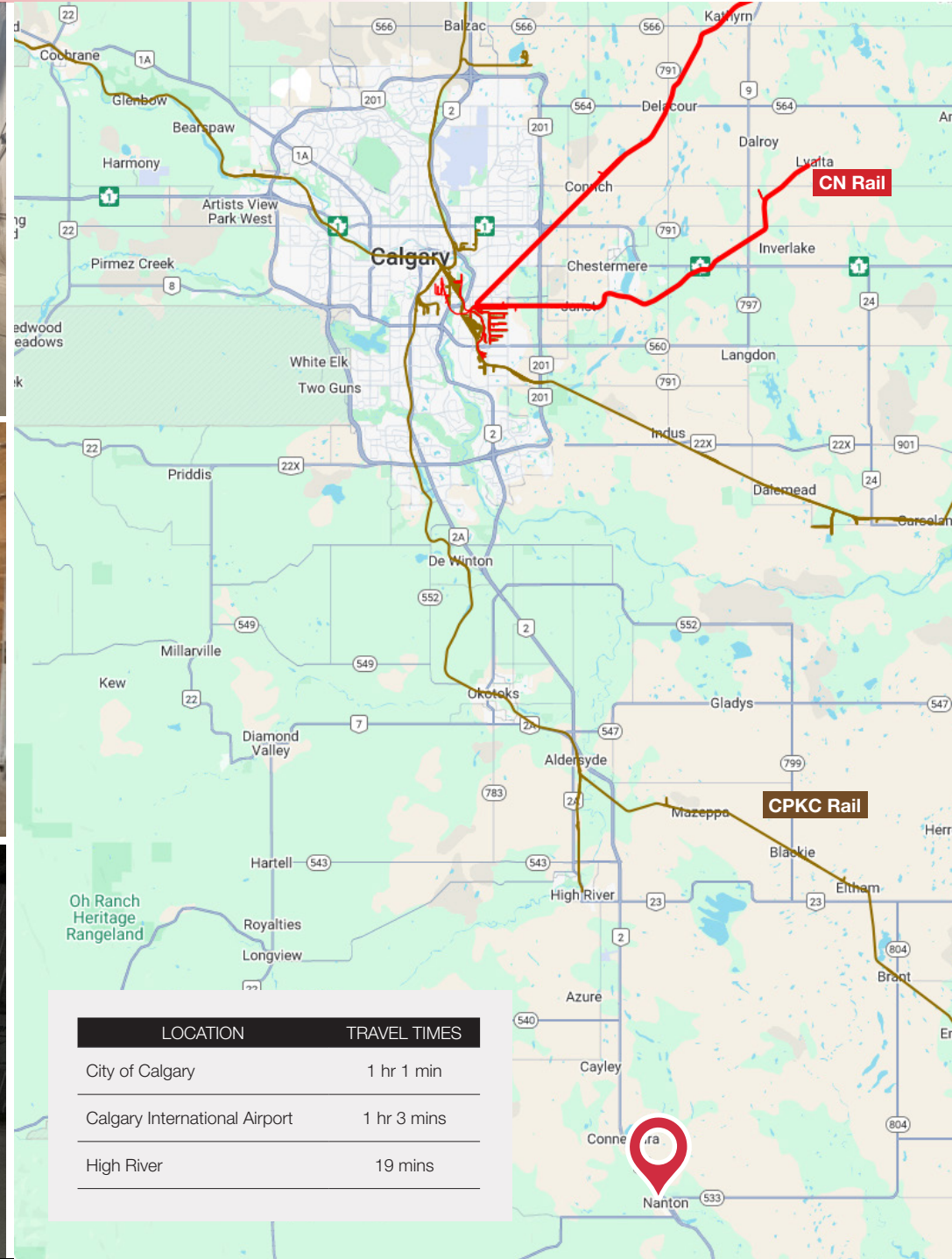
- Rental income already in place from a portion of the property, offering immediate cash flow and reduced carrying costs



Additional Information

BUILDING SIZE	Building 1: 20,925 sq.ft.± Building 2: 9,000 sq.ft.± Total: 29,925 sq.ft.±	LOADING	Main building: (1) 12'x12'; (1) 12'x14'; (1) 16'x24' grade level doors
LEGAL DESCRIPTION	Plan 7610428, Lot 1, and OT		Detached building: (2) 14'x14' grade level doors
ZONING	C-HWY	SITE/YARD SIZE	2.54 acres±
AVAILABLE	Immediately	PROPERTY TAXES	\$21,622.47 (2025)
CEILING HEIGHT	Up to 20' in main building and 16' in building 2	SALE PRICE	\$1,800,000 \$1,700,000





Industrial/Retail with Land

NAI Commercial

📍 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

📞 780 - 436 - 7410

🌐 www.naiedmonton.com

KEVIN MOCKFORD
Senior Associate
780 919 2537
kmockford@naiedmonton.com

GORDIE LOUGH
Associate
780 819 2149
glough@naiedmonton.com

JAMIE COULTER
Vice President, Partner - NAI Advent
403 984 9812
jcoulter@naiadvent.com

KAILE LANDRY
Senior Industrial Associate - NAI Advent
403 984 9806
klandry@naiadvent.com