

# FOR SALE

## MULTI-TENANT INDUSTRIAL BUILDING

**NAI**Commercial



**12210 MT. LAWN ROAD | EDMONTON, AB | MULTI-TENANT INDUSTRIAL**

### PROPERTY DESCRIPTION

- Multi-tenant industrial building on 3.46 acres±
- Fenced yard areas for Tenant use
- Fibre-optic internet
- Fully sprinklered
- 1,200 amp electrical service to the building

#### **COLTON COLQUHOUN**

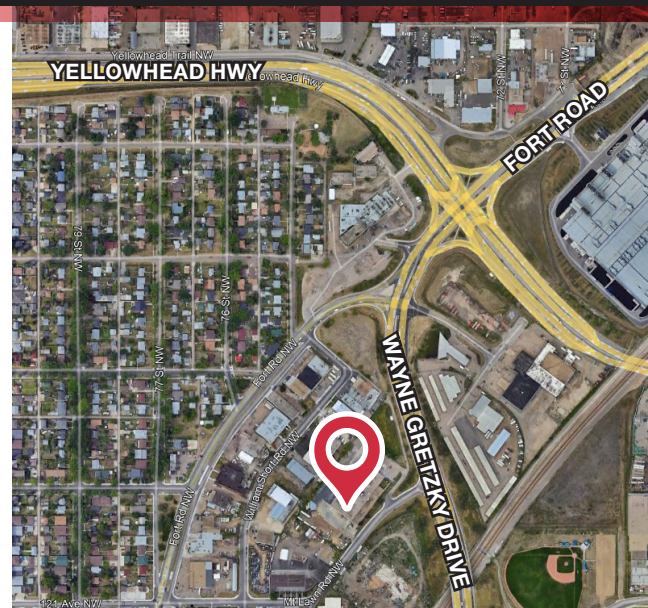
Associate Broker  
780 830 9120  
colton@naiedmonton.com

#### **KEVIN MOCKFORD**

Senior Associate  
780 919 2537  
kmockford@naiedmonton.com

#### **GORDIE LOUGH**

Associate  
780 819 2149  
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**\$7,500,000**  
**SALE PRICE: \$6,900,000**



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



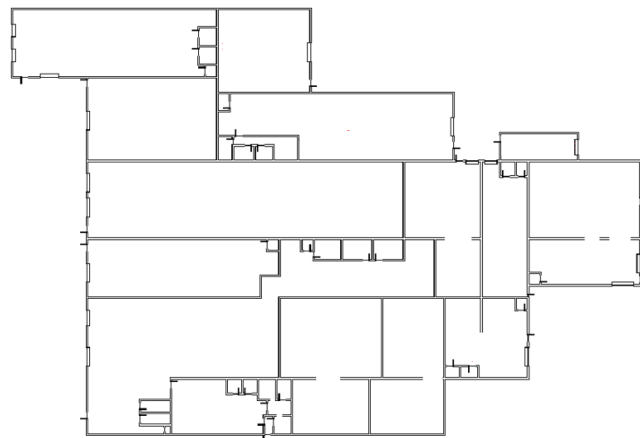
780 436 7410



NAIEDMONTON.COM

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MULTI-TENANT INDUSTRIAL BUILDING



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

## ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7820106, Block F, Lot 11
BUILDING SIZE	70,269 sq.ft.± (\$106.73/sq.ft.)
SITE SIZE	3.46 acres±
ZONING	Heavy Industrial (IH)
YEAR BUILT	1968
PROPERTY TAXES	\$123,423.16 (2025)
SALE PRICE	\$7,500,000 <b>\$6,900,000</b>

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**Confidentiality Agreement**

