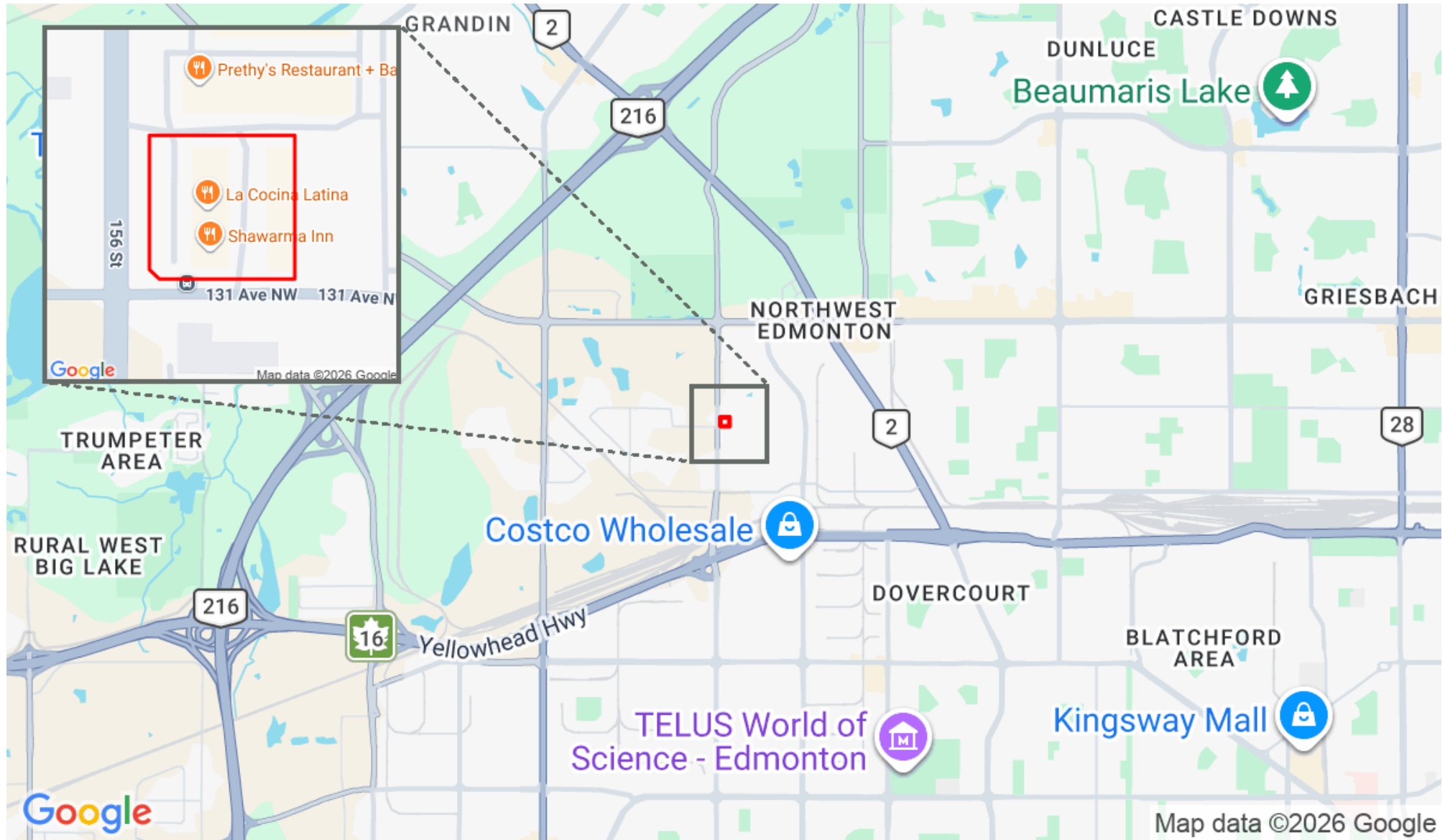


15538 131 Ave NW

MOODY'S

Royal LePage Arteam Realty

203-14101 West Block Dr Edmonton, AB T5N1L5 | 780-456-5656



Gerald Tostowaryk
gerald.t@royallepage.ca
780-887-3709

MOODY'S

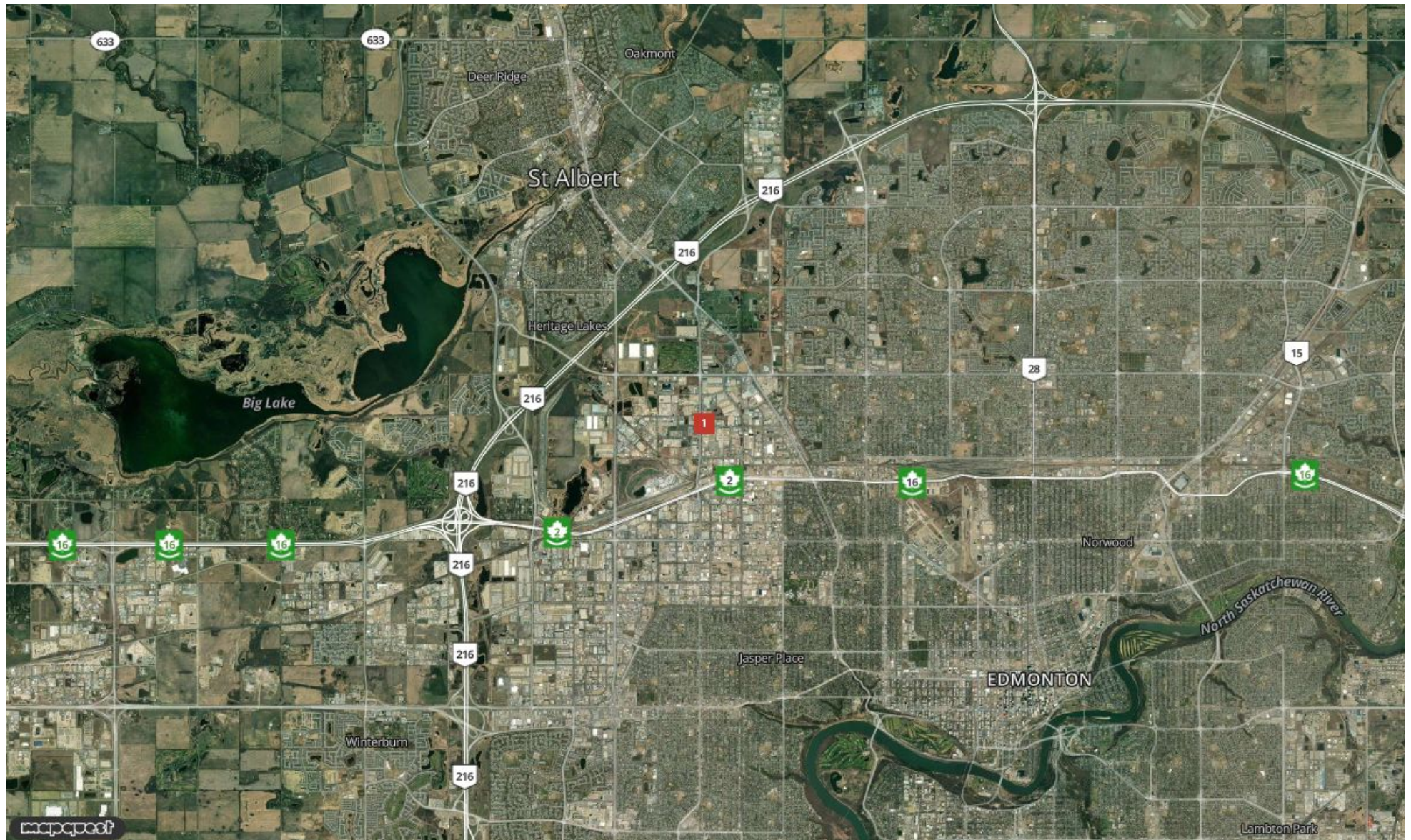
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Report for 15538 131 Ave NW, ...

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Industrial Condo For Sale

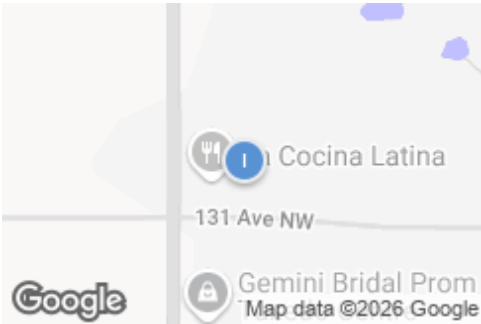
Condominium

15538 131 Ave NW, Edmonton, AB, T5V 1R9

Industrial: Light Industrial Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



Listing Details | Industrial Condo For Sale

Condo	Yes
Total Available Space	1,516 SF
Asking Price	\$374,900
Listing Price Per SF	\$247.30
Cap Rate (Actual)	-
Total Expenses	\$10,206
Possession	30 Days
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$10,206 in 2025
Vacant	No
Available Date	Now

Days On Market	9 days
Date Listed	6/14/2026
Last Modified	6/23/2026
Listing ID	45069219
Yard	Yes: Paved
Clear Height	-
Ceiling Height	18 - 20 ft
Dock High Doors	-
Grade Level Doors	1; 14'
Heated	Yes
Parking Spaces	-

Description

Stable money maker leased until Feb 2027

Property Features

Location Details

Address	15538 131 Ave NW, Edmonton, AB, T5...
Zoning	BE

Parcels	ca3b4f818e6d4496fa8baed4caaae747
Name	15538 131 Ave Nw

Building Details

Sub Type	Light Industrial	Grade Level Doors	1
Building Status	Existing	Sprinklers	-
Building Size	1,516 SF	Water	Yes
Land Size	1.84 Acres / 80,339 SF	Sanitary Sewer	Yes
Number of Buildings	1	Natural Gas	Yes
Number of Floors	1	Rail Service	No
Year Built	2008	Bay Depth	29 ft
Occupancy Type	Single Tenant	Column Spacing	29 ft wide
Yard	Yes: Paved	Cranes	Not present
Electricity	Yes	Mezz. Unfinished SF	1,170 SF
Clear Height	18 - 20 ft	Rentable Space	1,516 SF
Ceiling Height	-	Number of Tenants	1
Dock High Doors	-	Heated	Yes

Owner Contact Information

Legal Owner Jcbf Properties Inc.	True Owner Not Available
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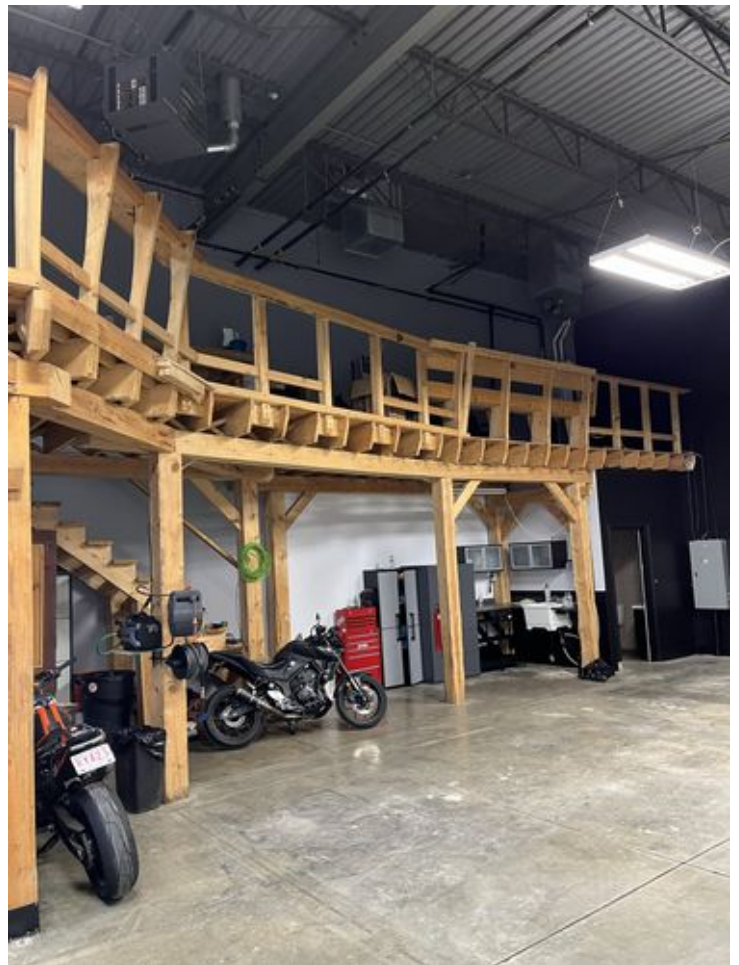
Property Listings

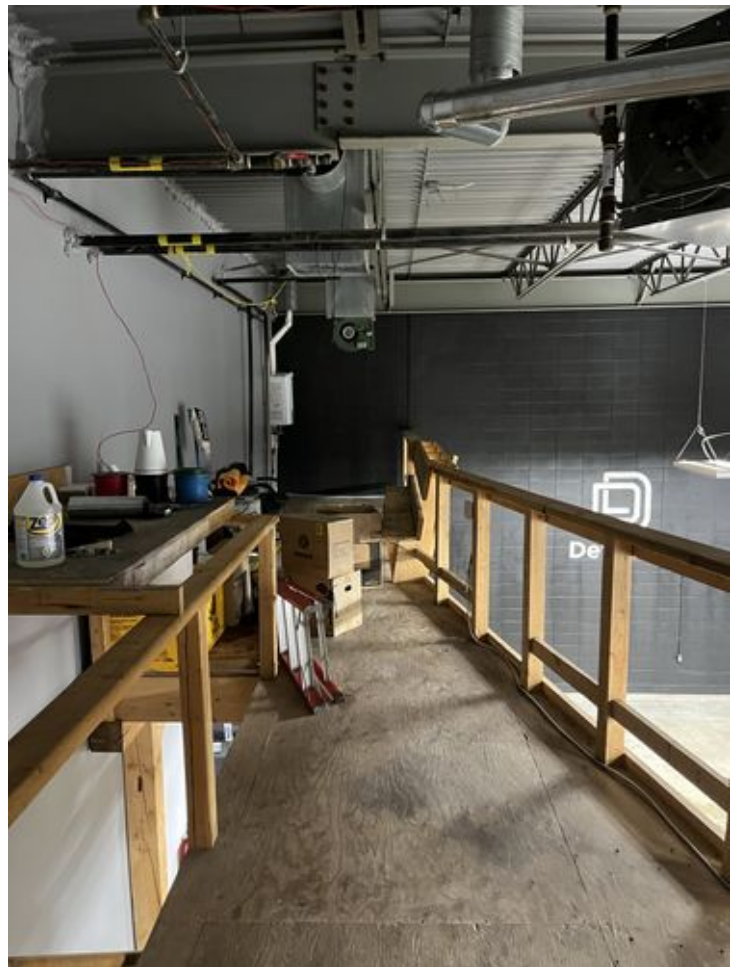
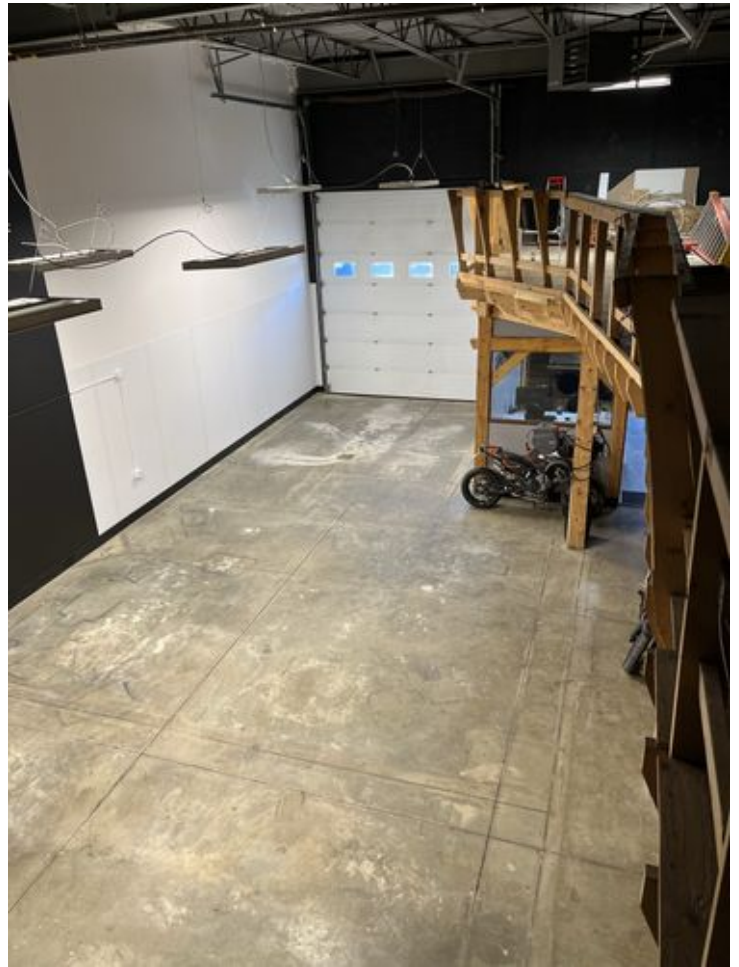
1 Listing | 1,516 SF | \$374,900

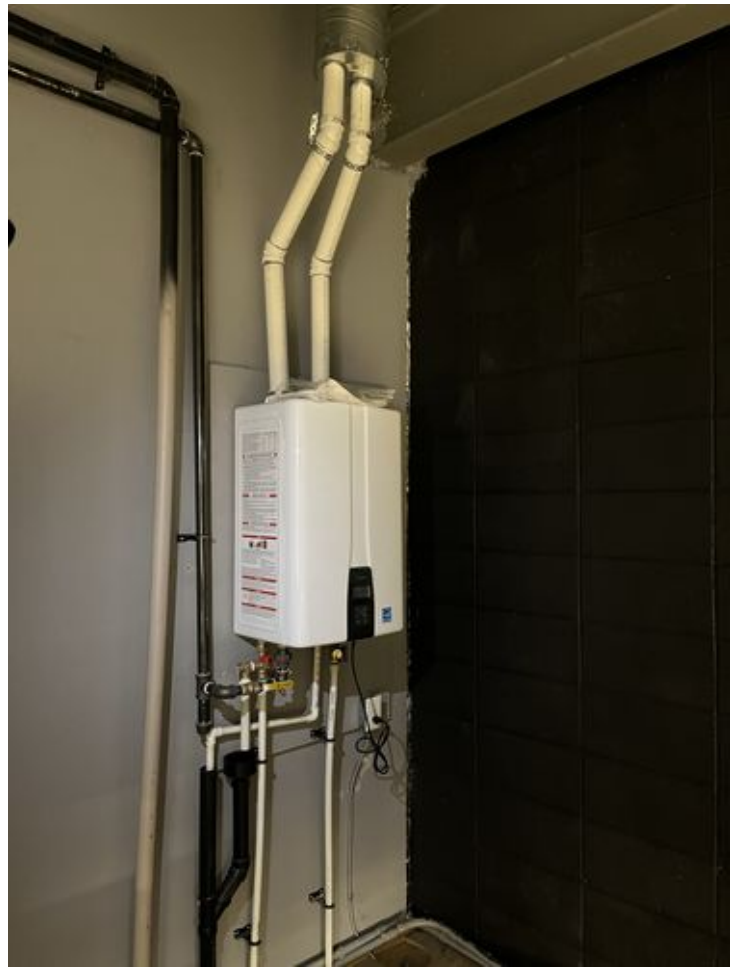
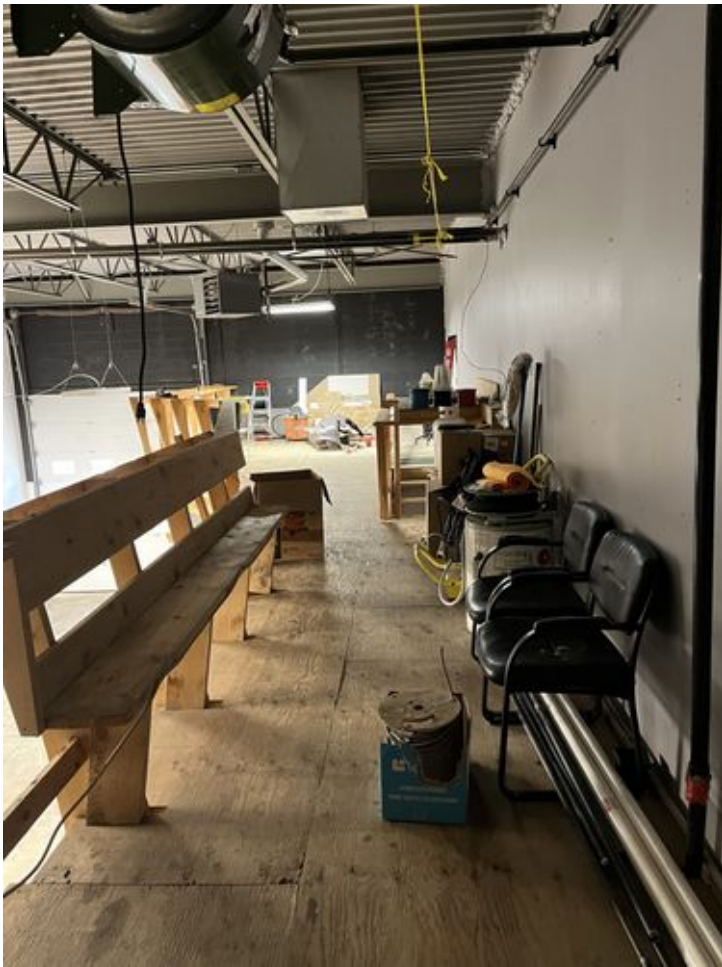
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	1,516 SF	\$374,900	Now	-	18-20 ft	1 GD	-	Yes	- / - / -

Additional Photos











Contact



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Royal LePage Arteam Realty