

FOR SALE OR LEASE

12618 - 124 Street

Edmonton, AB



For More Information

Thomas Ashcroft, SIOR

Principal

+1 780 990 5364

thomas.ashcroft@avisonyoung.com

Bryce Williamson

Principal

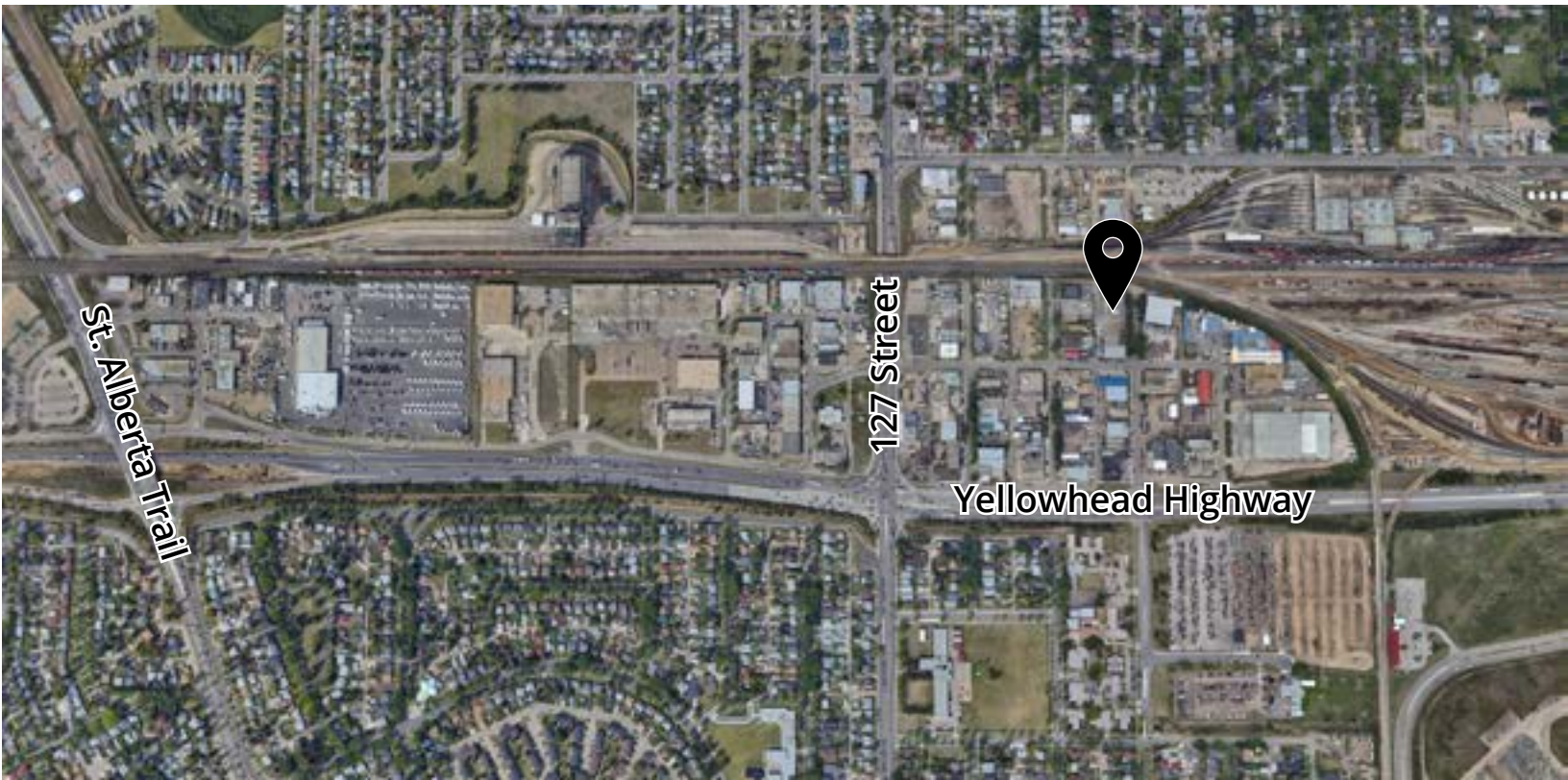
+1 587 984 6199

bryce.williamson@avisonyoung.com

**AVISON
YOUNG**

For Sale or Lease

12618 - 124 Street, Edmonton, AB



Property description

This industrial building is conveniently located in NW Edmonton with easy access to 127 Street and Yellowhead Trail. This 6,534 square foot building features built out office space, two bathrooms, open reception area, and large warehouse space.

Property Details

Legal Description:	244AE;14;6&7
Unit Size:	6,534 sf
Zoning:	IM - Medium Industrial
Loading:	Grade (2 - 12' x 14')
Ceiling:	20' clear
Power:	240 volt, 200 amp, 3 phase, 4 wire
Available:	Immediately
Taxes:	\$22,392.52 (2023)
Lease Rate:	Market
Sale Price:	\$1,250,000



6,534 SF of warehouse/office space



Abundance of neighbourhood amenities in the immediate area



Easy access to major transportation routes

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Let's talk.

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