

**AVISON
YOUNG**

Court-Ordered Warehouse Sale

6926 - 121 Avenue, Edmonton, AB

FOR SALE

Edmonton Capital Markets & Industrial



Property Overview

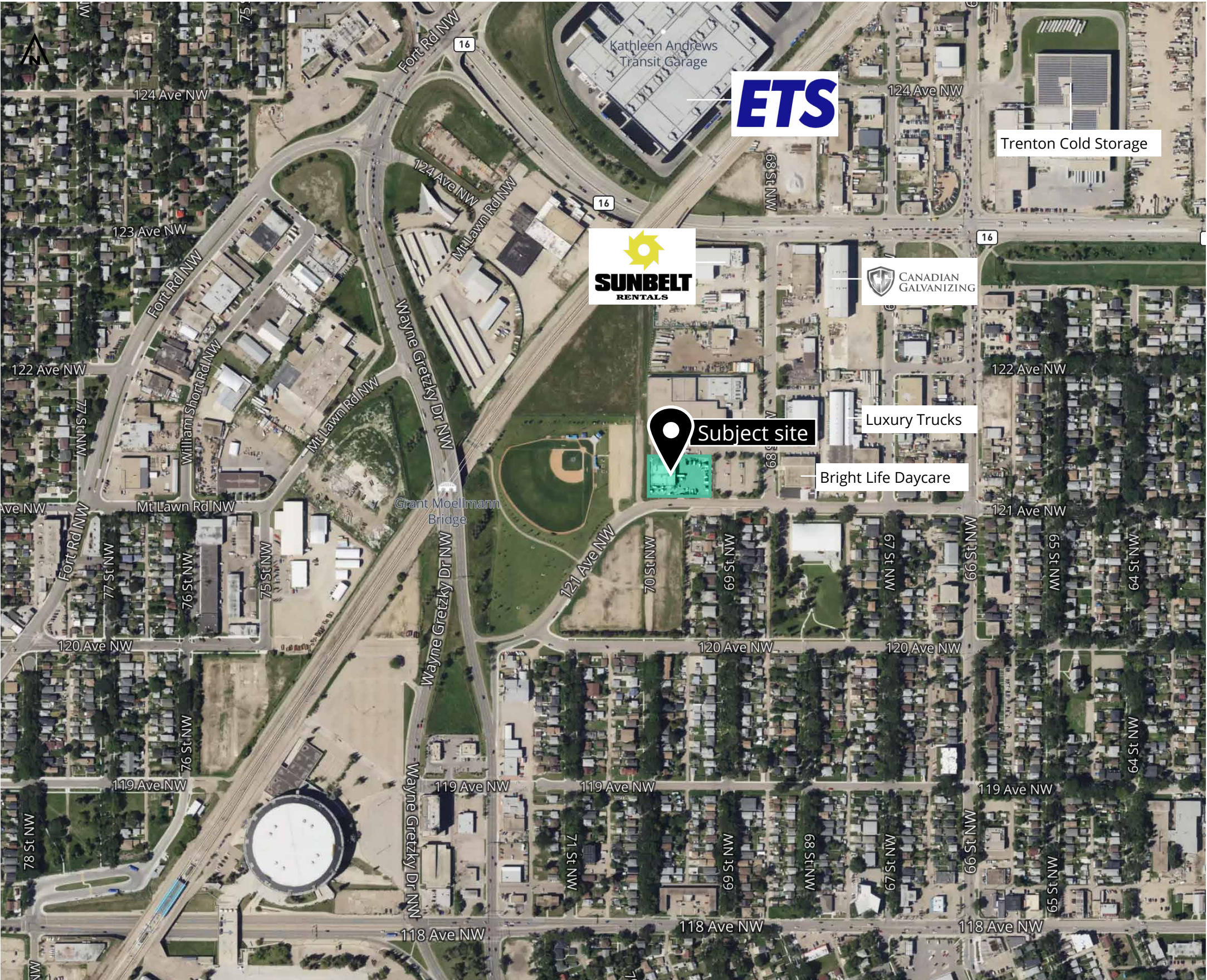
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|---------------------|-------------------------------------|
| Municipal address | 6926 121 Avenue NW, Edmonton, AB |
| Legal address | Plan: 8023179 Block: 15 Lot: 3 |
| Site size | 1.07 Acres |
| Total building area | 12,200 SF |
| Site coverage ratio | 26% |
| Land use | IM - Medium Industrial Zone |
| Year built | 1979 |
| Loading | Grade (5) 14' x 16' |
| Electrical | 120V/200A, 3 Phase, 4 Wire |
| Heating | Natural Gas Overhead Units |



6926 121 AVENUE NW, EDMONTON, AB

Highlights

- Standalone industrial facility with dual access points for enhanced logistics.
- North bay includes a fully equipped wash bay and trench drain system.
- Fully fenced and secured yard.
- Strategically located within immediate proximity to Wayne Gretzky Drive and Yellowhead Trail.
- Perfectly suited for service operations, transportation, fleet management, and a variety of industrial uses.
- The property is currently fully leased to two tenants on a short-term basis, providing immediate holding income. There is an opportunity to assume the lease or provide vacant for possession.



Edmonton, Alberta

Location overview

2 min
Yellowhead Trail

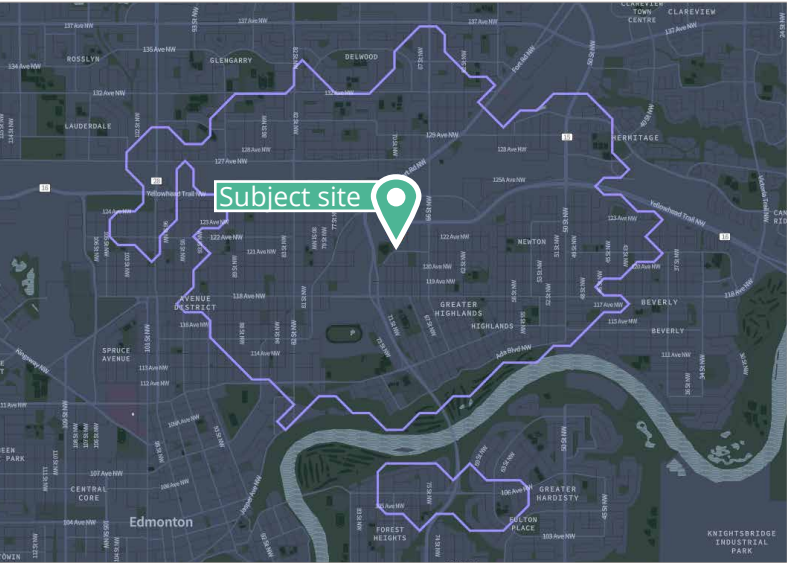
12 min
Downtown Edmonton

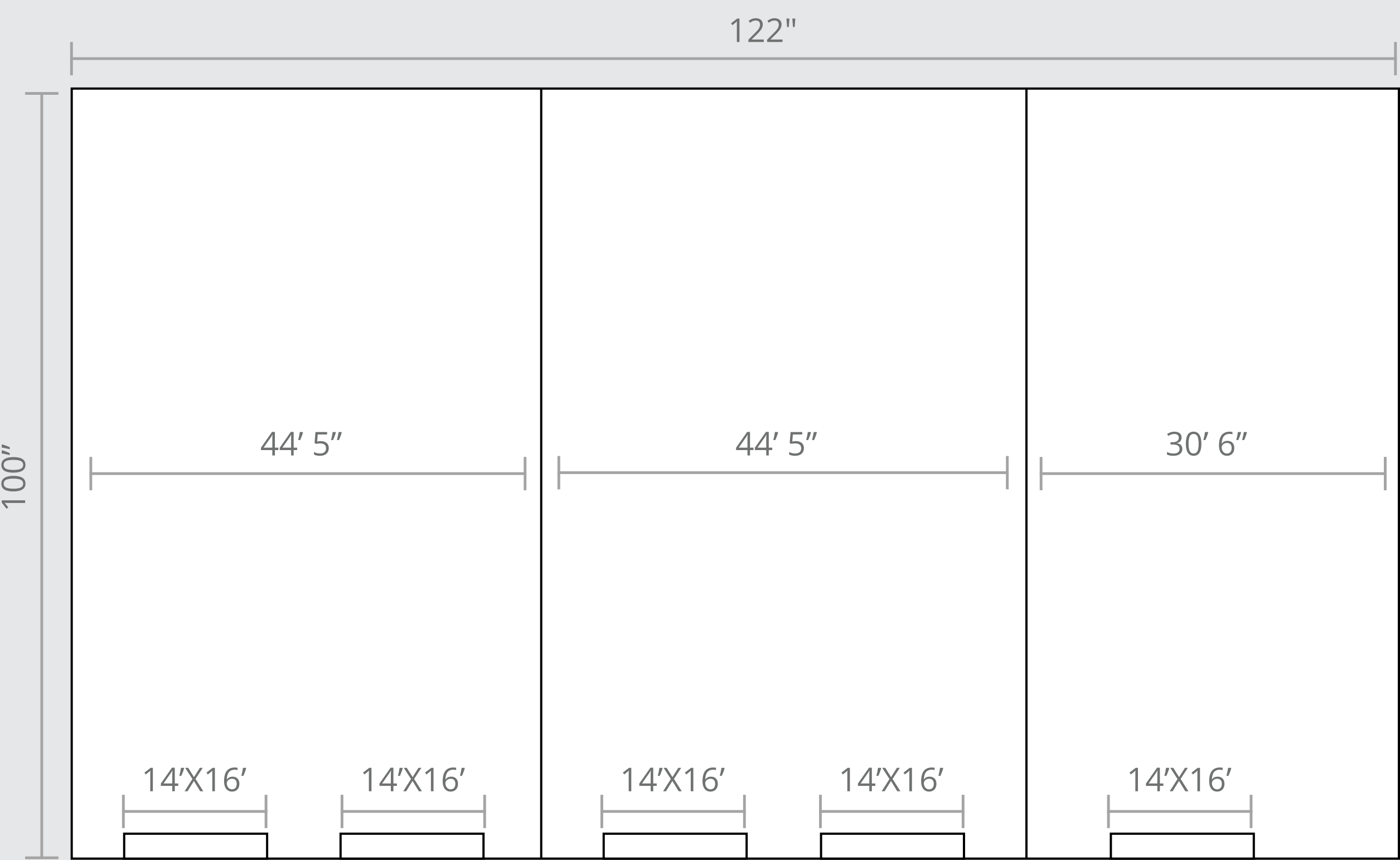
13 min
Sherwood Park

14 min
Whitemud Drive

16 min
Anthony Henday Drive

10 minute drive-time from 6926 121 Avenue NW





Floor plan

Interested parties should confirm all information provided. Measurements are approximate and for illustrative purposes only. Actual dimensions may vary.





AVISON YOUNG

Get in touch

Capital Markets

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