



OFFICE/SHOWROOM OPPORTUNITY

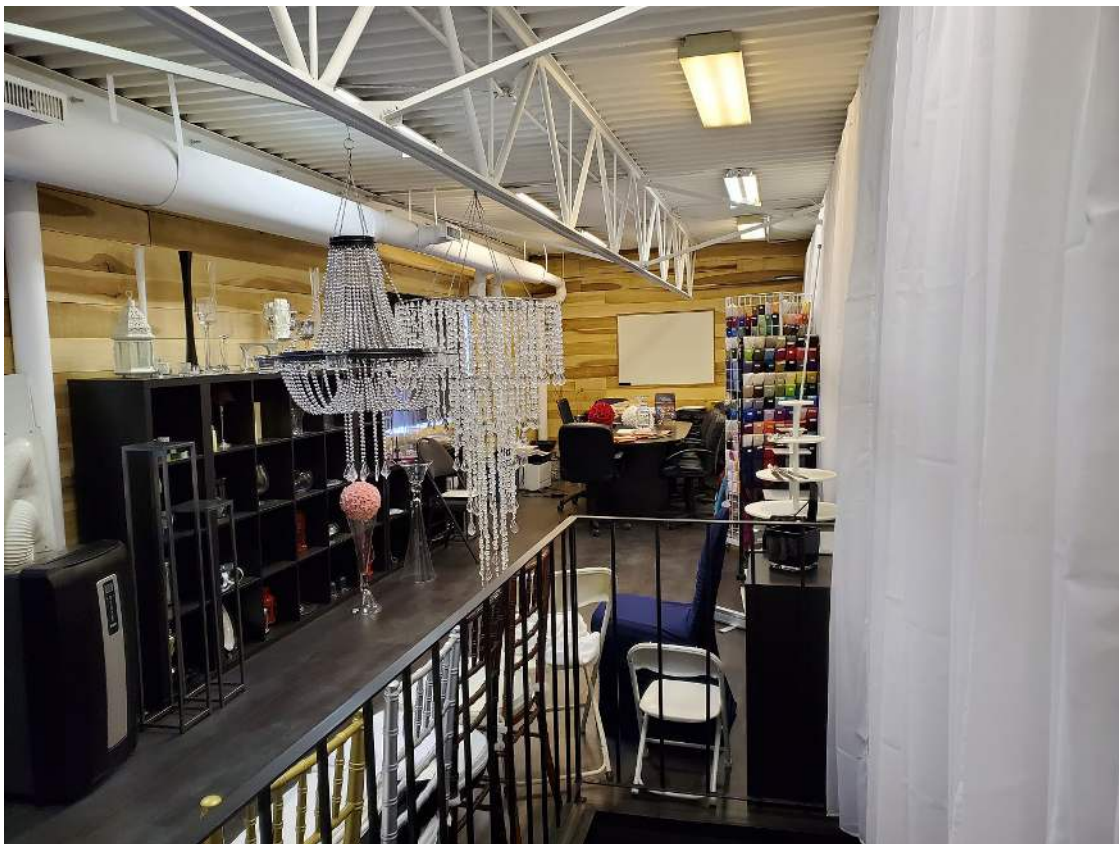
12644 - 126 Street, Edmonton, AB

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- Office/showroom
- 2nd floor office/boardroom
- Forced air heating
- Partially fenced
- Partitioned wall to neighboring building
- Close proximity to Yellowhead Trail
- Can be purchased/leased with 12640/38/34 – 126 Street

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	12644 - 126 Street, Edmonton, AB
LEGAL ADDRESS:	Plan 8159ET; Block 5; Lot 4
SIZE:	4,255 Sq.Ft. (+/-)
SITE SIZE:	0.143 Acres (+/-) (6,223 Sq.Ft.)
ZONING:	Medium Industrial (IM)
PARKING:	Street and rear of building
POSSESSION:	Negotiable
POWER:	200 Amp 240 Volt 3 Phase
CEILING HEIGHT:	16'
LOADING:	12' x 14' Grade
HEAT:	Forced air
OP. COSTS:	\$5.00/Sq.Ft. (est.)
LEASE RATE:	\$12.00/Sq.Ft.
PROPERTY TAXES:	TBC
PURCHASE PRICE:	\$765,000 (\$180/Sq.Ft.)

MORE INFORMATION

LEE BERGER ASSOCIATE

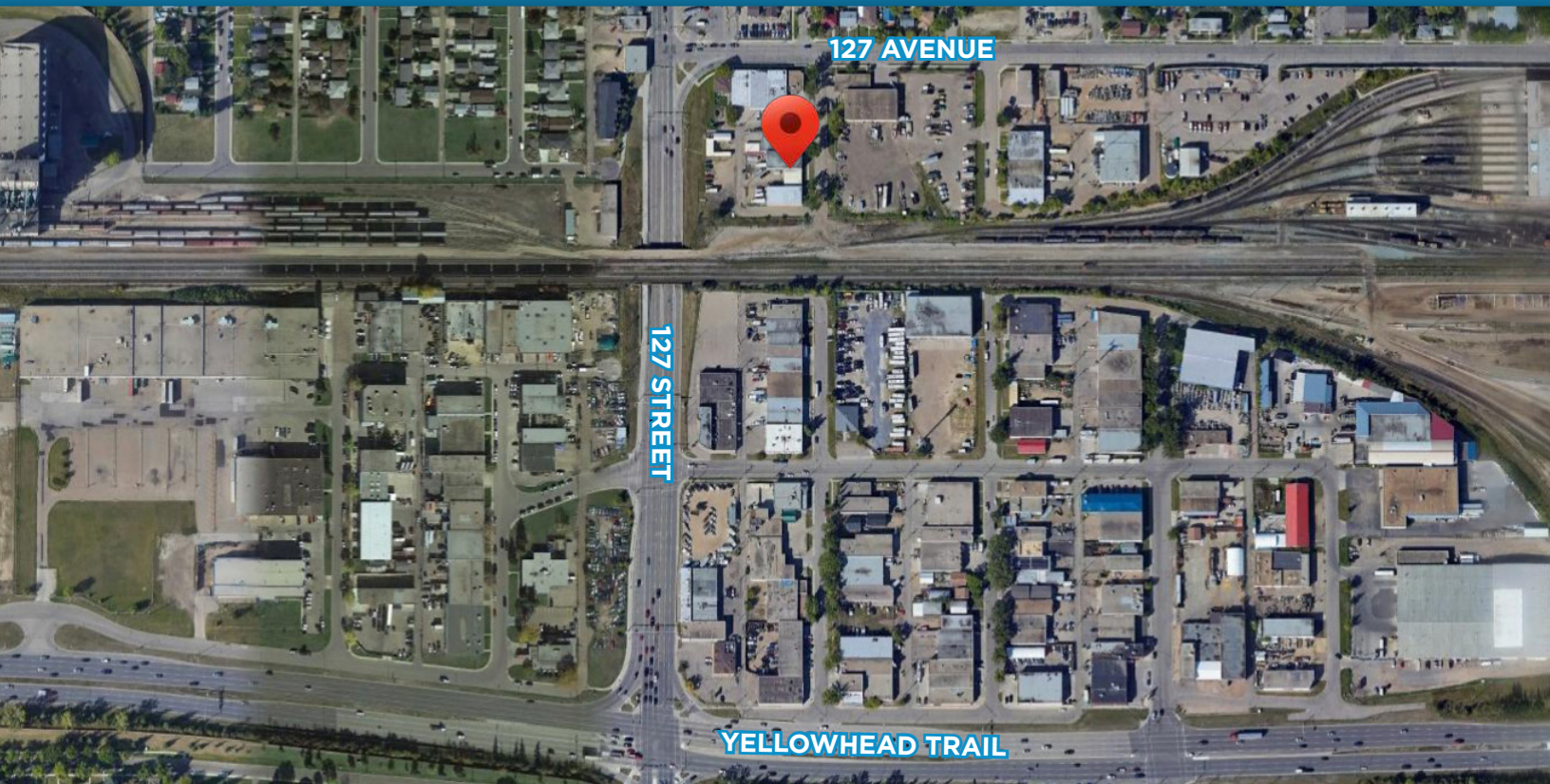
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