

# FOR SALE

11,629 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**7245 – 126 Avenue, Edmonton, AB**

## INDUSTRIAL SHOP

### Property Highlights

- Fenced and gated yard
- Close proximity to Yellowhead Highway
- Area undergoing improved accessibility
- Located in Yellowhead corridor east



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# FOR SALE

## INDUSTRIAL SHOP

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 7245 - 126 Avenue, Edmonton, AB

**Legal Address:** Plan 726KS; Block B; Lot 5A

**Building Size:** 11,629 Sq. Ft. (+/-)

**Site Size:** 0.98 Acres (+/-)

**Zoning:** IM ( Medium Industrial)

**Parking:** Surface parking

**Power:** TBC

**Ceiling Height:** 16'

**Loading:** Four 12'x14' Grade | Two 10'x12' Grade

**Possession:** Immediate/negotiable

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**Purchase Price:** \$1,200,000.00

**Property Taxes:** \$39,831.98 (est. 2023)

### Contact

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