

# FOR SALE

3,500 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12607 - 124 Street NW, Edmonton, AB

## OWNER-USER/INVESTMENT OPPORTUNITY

### Property Highlights

- Rare small freestanding building with a yard in NW Edmonton
- Fences and gated gravel yard
- Demised into two bays
- Close proximity to Yellowhead Highway
- Tenants on month to month
- Multiple offices, washrooms, and reception in each bay
- Roof mounted AC
- Two point yard access
- Yellowhead Trail project to provide better access



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[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Owner-User/Investment Opportunity

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## Property Information

**Municipal Address:** 12607 - 124 Street NW, Edmonton, AB

**Legal Address:** Plan 9123670; Block 17; Lot 5

**Building Size:** 3,500 Sq. Ft (+/-)

**Lot Size:** 0.57 Acres (+/-)

**Zoning:** Heavy Industrial (IH)

**Parking:** Street, yard and parking pad

**Power:** 225 Amp 120/208 Volt 3 Phase 4 Wire

**Ceiling Height:** 10' clear

**Loading:** (2) 8'x10' Grade

**Possession:** Immediate/negotiable

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**Purchase Price:** \$958,000.00

**Taxes:** \$20,700.00 (2022)

## Contact

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