

SALE/LEASE

±7,288 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



11665 - 147 Street NW, Edmonton, AB

FREE-STANDING BUILDING

Property Highlights

- Features a two-story freestanding building with fenced, secured paved yard
- Ideal building for contractors, plumbing and electrical contractors
- Additional 2,188 Sq. Ft. detached warehouse
- Second-floor has a large and collaborative workspace, 2 offices, executive suite, boardroom, kitchenette
- Separate roof top units for main and second floor



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

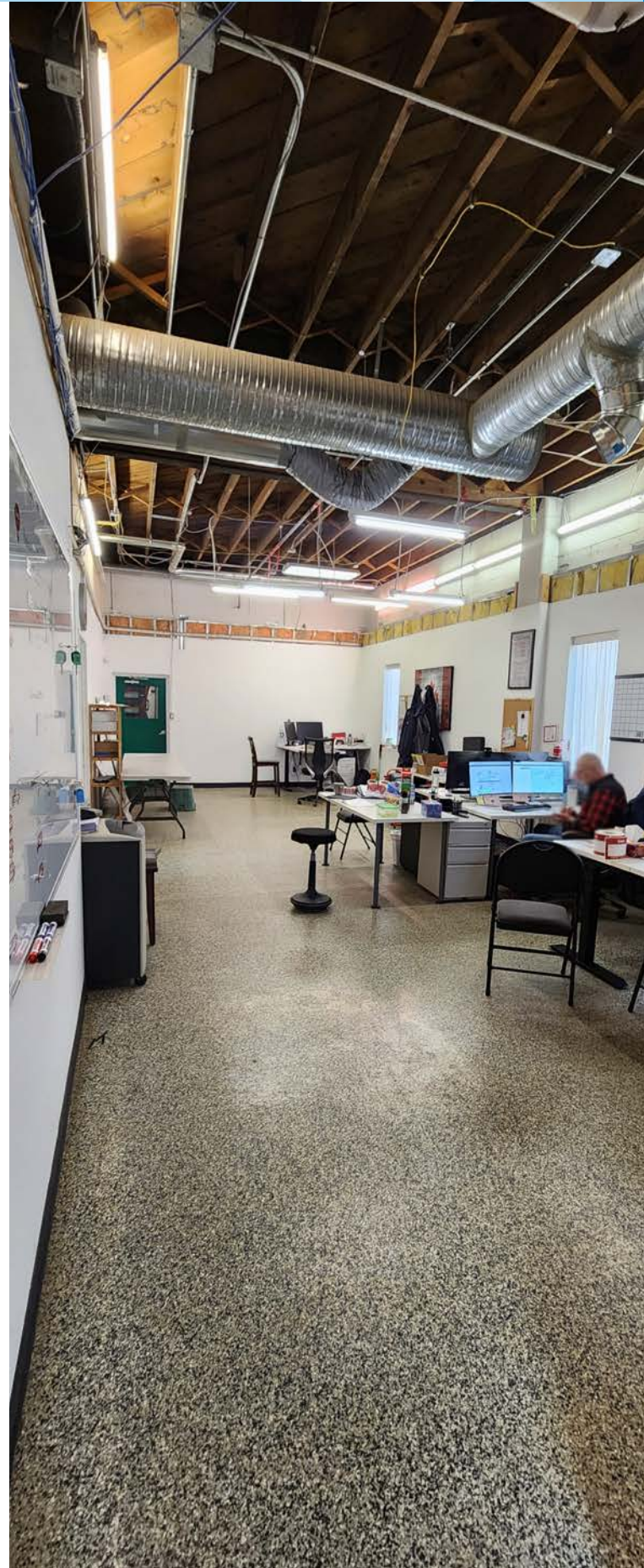


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FOR SALE/LEASE

±5,100 SQ.FT FREE-STANDING BUILDING

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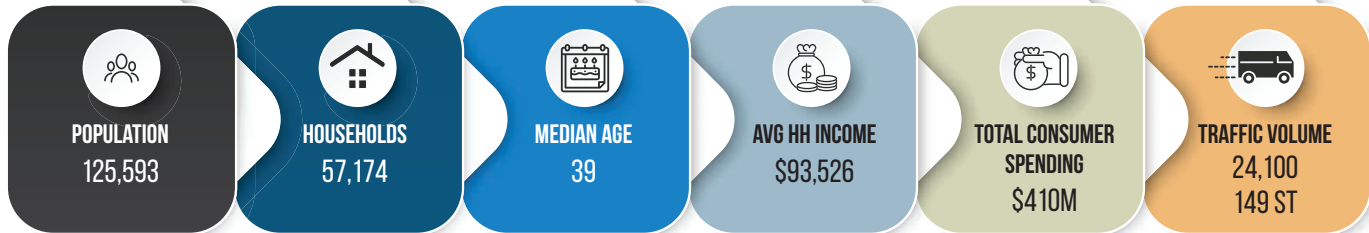
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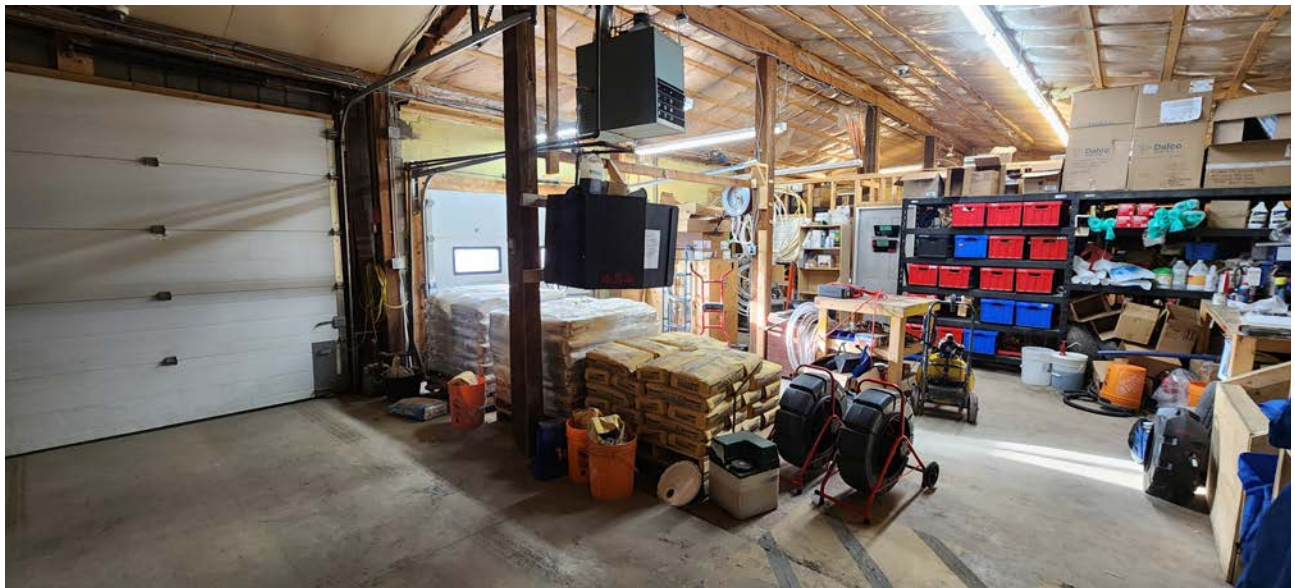
Demographics within 5KM



FOR SALE/LEASE

±2,188 SQ.FT DETACHED WAREHOUSE

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FOR SALE/LEASE

FREE-STANDING BUILDING

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Property Information

Municipal Address: 11665 - 147 Street NW, Edmonton, AB

Legal Address: Plan 2562MC, Block 8, Lot 24

Size: **Main Building** 5,100 Sq. Ft. (+/-)
Detached Warehouse 2,188 Sq. Ft. (+/-)

Lot Size: 0.43 Acres

Zoning: IM (Medium Industrial)

Parking: Ample Paved Parking

Power: 200A/ 120/208 Volt 3

Heating: Forced Air and Roof Top Units

Ceiling Height: 13'

Loading: (1) 12'x12' | (3) 10x10 | (2) 8x8 Grade

Possession: Immediate/negotiable

Contact

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Purchase Price: \$1,800,000.00

Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$4.86/Sq. Ft.

