

FOR SALE

5,460 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15851 116 Ave, Edmonton, AB

INVESTMENT PROPERTY

Property Highlights

- Well-appointed office and warehouse space
- High-quality tenant in place Lease expires February 2027
- Two floors of space Ideal for engineering, training, surveying, GCs, and various other industrial adjacent users
- Free surface parking
- In proximity to Yellowhead Trail and 170 Street



780.488.0888



www.lizotterealestate.com



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

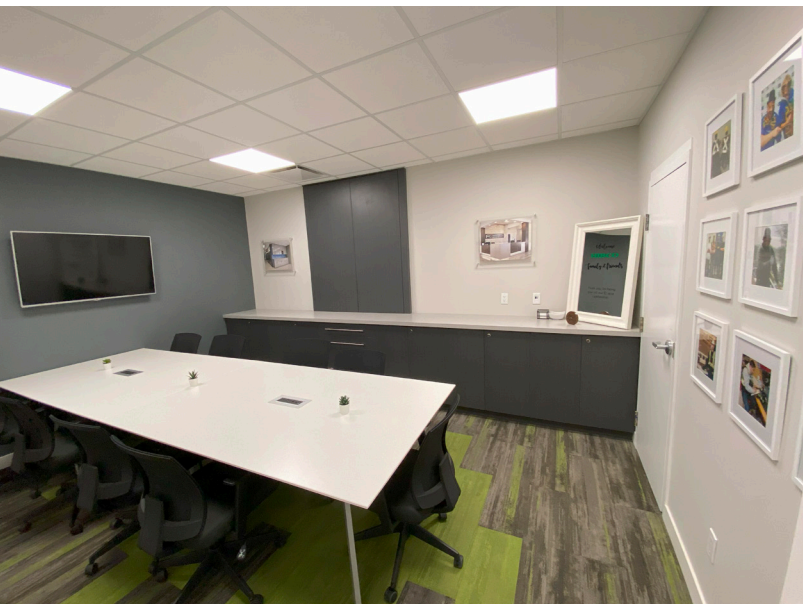


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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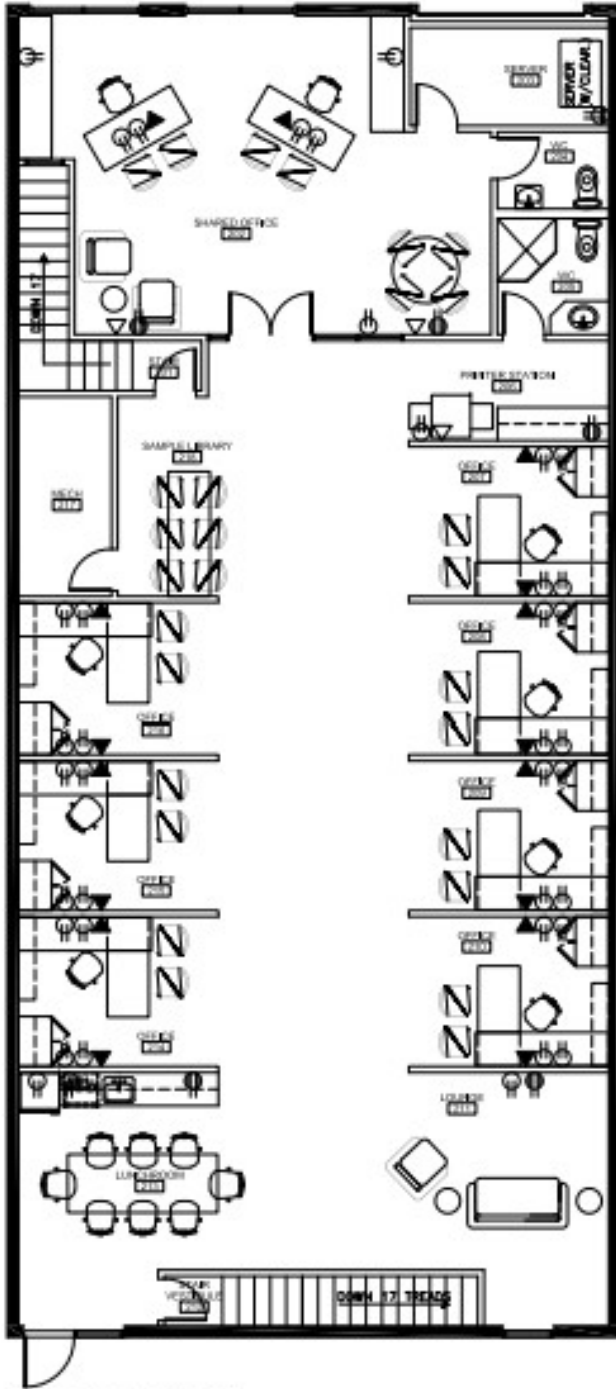


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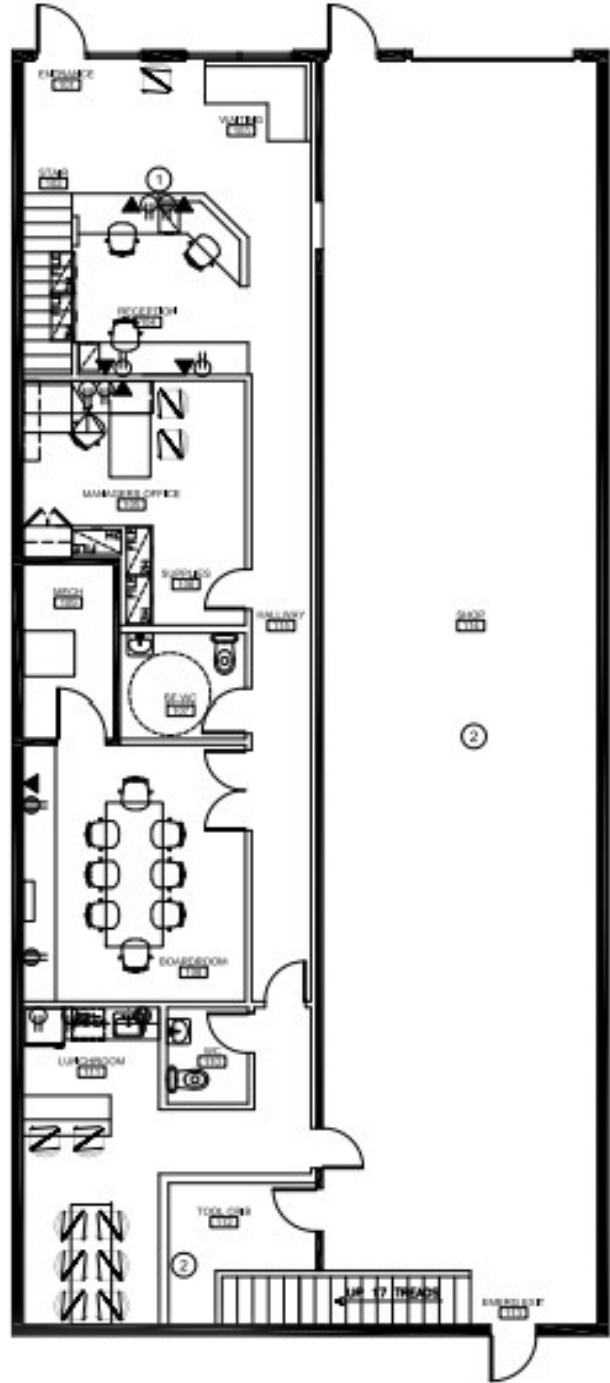
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Floor Plan

Main Floor



Second Floor



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Property Information

Municipal Address: 15851 116 Ave, Edmonton, AB

Size: 5,460 Sq. Ft. (+/-)

Zoning: IH (Heavy Industrial)

Parking: Scramble parking

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Purchase Price: \$895,000.00

Cap Rate on Asking: 6.3%

Contact

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