

# FOR SALE

±2,980 Sq. Ft.  
w/ ±400 Sq. Ft.  
Mezzanine

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**12535A – 125 St NW, Edmonton, AB**

## FULLY FIXTURED AUTOMOTIVE SHOP

### Property Highlights

- Great small car repair shop located in the Hagmann Estate Industrial area.
- Includes two 12' x 10' grade doors.
- Business and equipment can be included in the sale.
- Equipped with two car lifts.
- Conveniently located off the busy 127 St and Yellowhead Trail.



780.488.0888



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



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

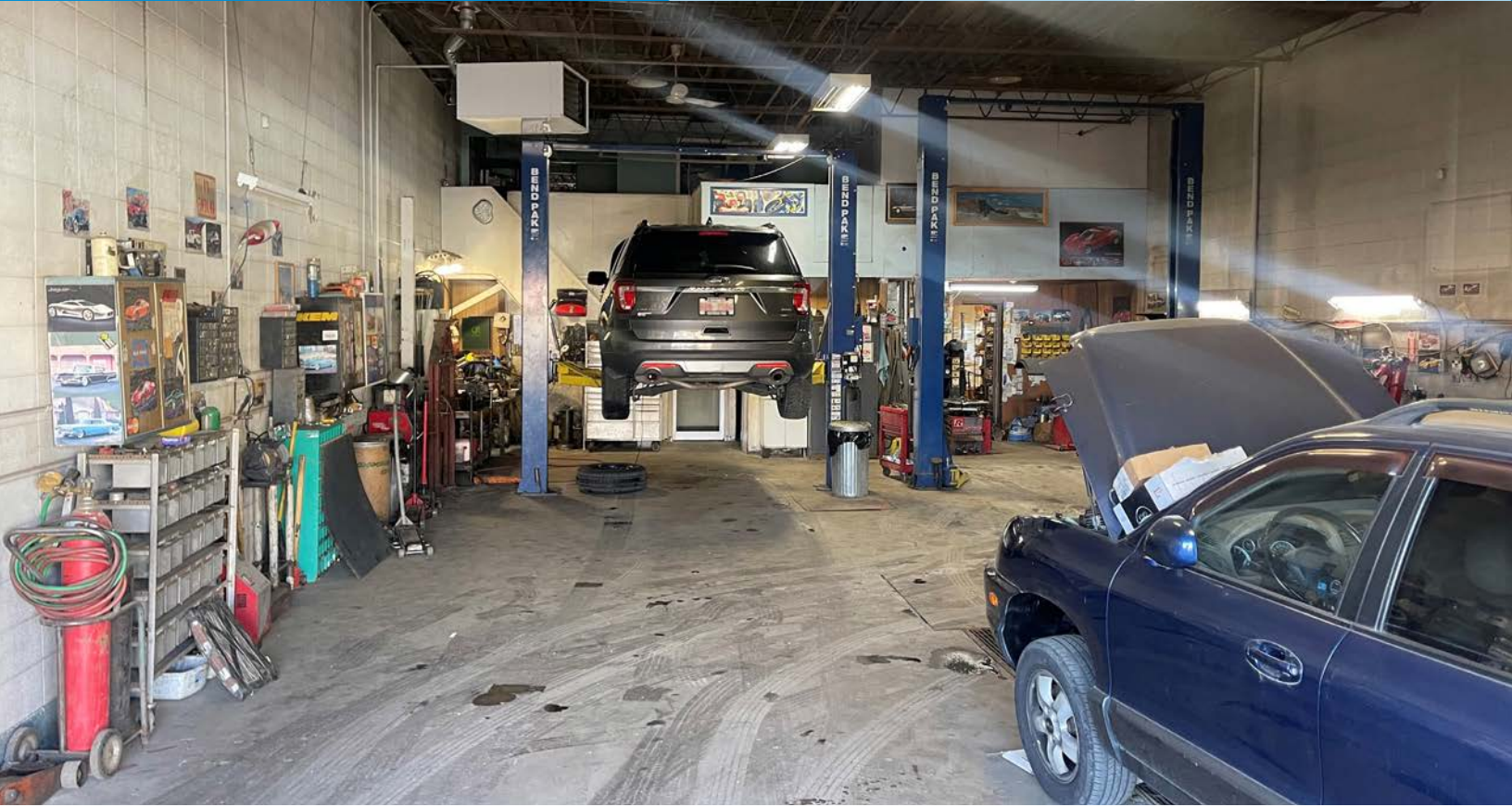


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## Fully Fixtured Automotive Shop

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### Property Information

**Municipal Address:** 12535A - 125 St NW, Edmonton, AB

**Legal Address:** Plan 644AE, Blk 13, Lot 19

**Building Size:** ±2,980 Sq. Ft. w/ ±400 Sq. Ft. Mezzanine

**Zoning:** IM (Medium Industrial)

**Parking:** Ample

**Power:** TBC

**Loading:** (2) 12'x10' Grade doors

**Possession:** Immediate/negotiable

### Contact

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**Purchase Price:** \$750,000.00

