



For Sale

128 Ave Industrial Building

16011 128 Avenue | Edmonton, AB

57,137 SF on 6.99 Acres

- Highly functional dock and grade loading facility with value-add potential
- Up to 2.5 acres of additional yard area ready for development on this 6.99 acre site
- Potential for drive around access and expanded parking area
- Excellent access and northwest location off of Yellowhead and 156 Street overpass

For more information contact:

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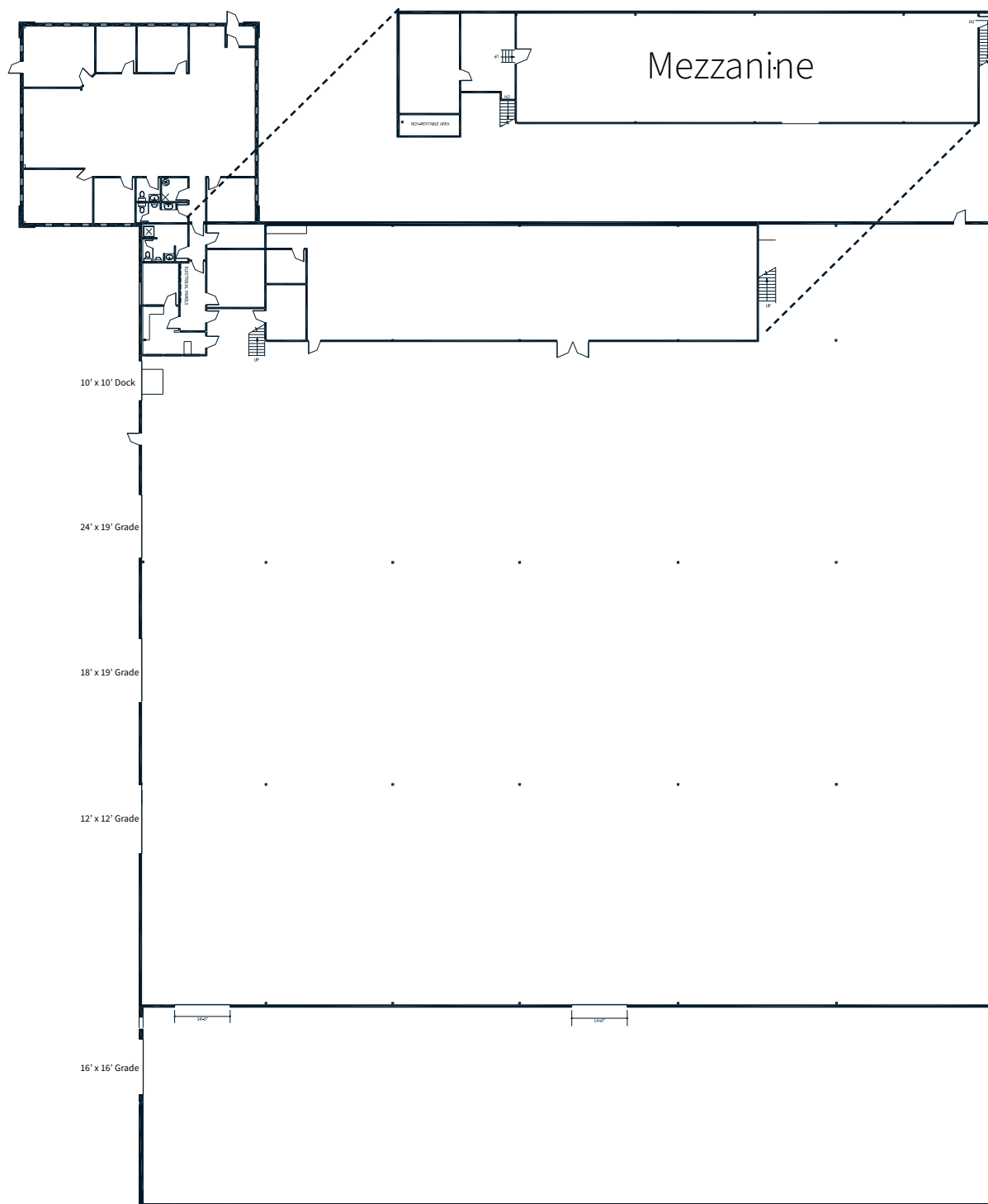
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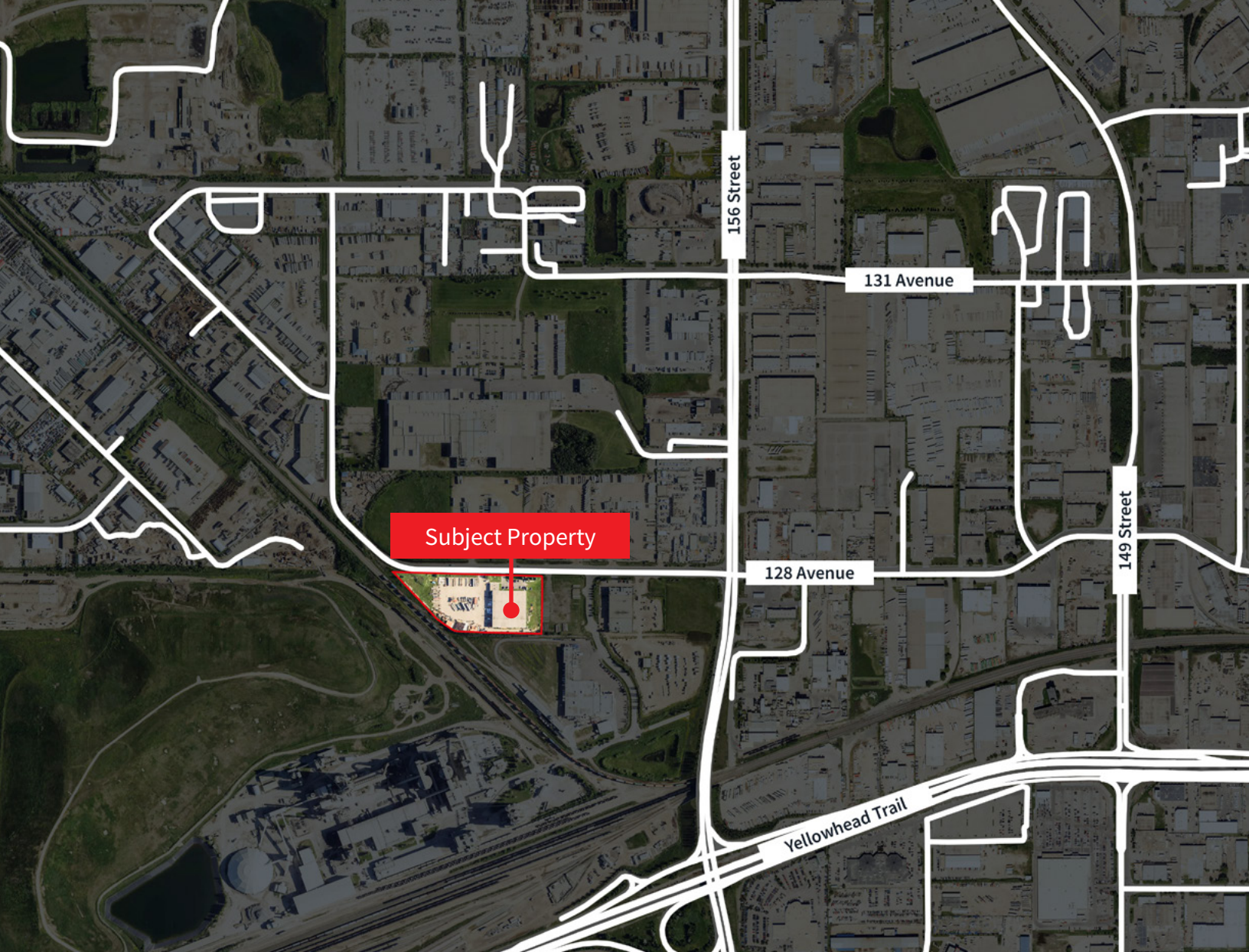


Property Details

Building Name	128 Avenue Industrial
Address	16011 128 Avenue, Edmonton, AB
Legal Description	Plan 8121544, Block 1, Lot 13
Year Built	1981
Building Size (SF)	54,035 SF - Warehouse 3,102 SF - Office 57,137 SF - Total 4,372 SF - Mezzanine
Zoning	IM (Medium Industrial)
Site (AC)	6.99 Acres
Site Coverage Ratio	18.77%
Power	400 Amp, 600 Volt, 3 Phase (TBC)

Heating	Overhead Unit Heaters and Radiant Tube
Ceiling Height	24' Clear
Loading	(1) Dock (10' x 10' w/ mechanical leveler) (1) Grade (24' x 19') (1) Grade (18' x 19') (1) Grade (12' x 12') (1) Grade (16' x 16') Additional Dock/Grade loading potential
Sprinklered	Yes
Sale Price	\$9,250,000.00
Price PSF	\$161.89
Property Taxes (2024)	\$190,534.32





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