



For Sale/Lease

123 Ave Multi

14705/41 123 Avenue Edmonton, AB

±32,000 SF building
±6,400 SF bays available

- ± 6,400 SF dock and ramp-to-grade loading bays available
- Two access points into marshalling area
- Suitable for a wide range of uses

For more information contact:

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Vice President

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Property Details

Municipal Address	14705/41 123 Avenue, Edmonton AB
Legal Description	Plan 5951KS; Block 4A; Lot 6
Zoning	BE (Business Employment)
Building Size	±32,000 SF
Available Area	±6,400 SF
Occupancy	Immediately
Lease Rate (PSF)	\$8.00 PSF
op. Costs (PSF)	\$5.95 PSF (2025 est.)
Sale Price	\$4,200,000
Power	TBC by Tenant
Ceiling Height	14' clear
Heating	Ceiling mounted forced air unit heaters & radiant tube
Loading	Dock and Ramp to Grade
Property Tax	TBD

Unit 14729 - 33

±6,400 SF

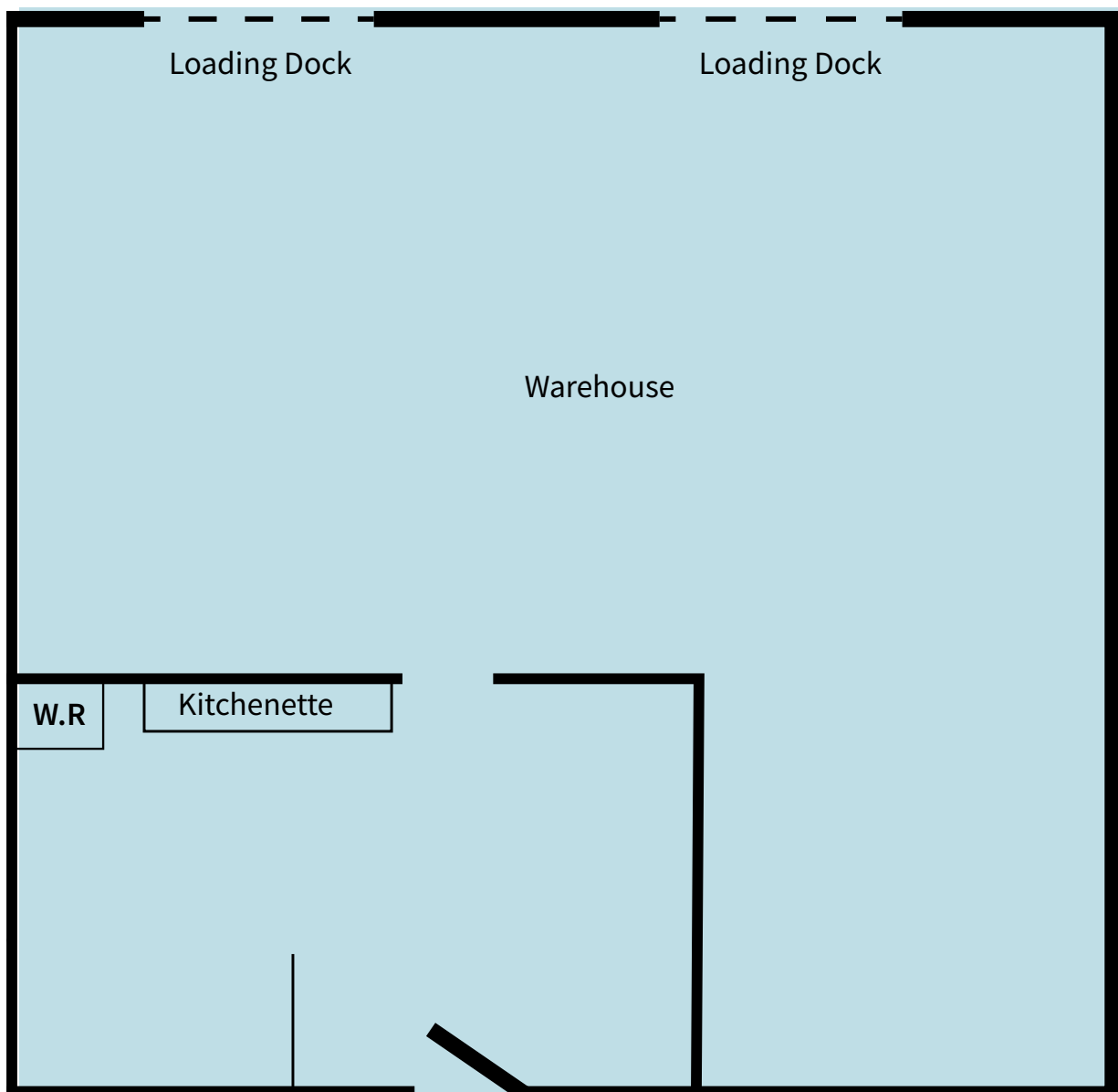
2 Dock doors



Unit 14729 - 33

±6,400 SF

2 Dock doors



**Note: for representation purposes not drawn to scale*



Two access points into marshalling area with ample parking out front, great visibility along 123 Avenue with quick access to 149 Street, Yellowhead Highway, and Anthony Henday

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