



For Lease

# 123 Ave Multi

14705/41 123 Avenue Edmonton, AB

±6,400 SF bay available

- ± 6,400 SF dock loading bay 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

<b>Municipal Address</b>	14705/41 123 Avenue, Edmonton AB
<b>Legal Description</b>	Plan 5951KS; Block 4A; Lot 6
<b>Zoning</b>	BE (Business Employment)
<b>Available Area</b>	±6,400 SF
<b>Occupancy</b>	May 1, 2026
<b>Lease Rate (PSF)</b>	\$8.00 PSF
<b>Op. Costs (PSF)</b>	\$6.01 PSF
<b>Power</b>	TBC by Tenant
<b>Ceiling Height</b>	14' clear
<b>Heating</b>	Ceiling mounted forced air unit heaters & radiant tube
<b>Loading</b>	Dock loading

**Unit 14729 - 33**  
±6,400 SF  
2 Dock doors  
Available May 1, 2026

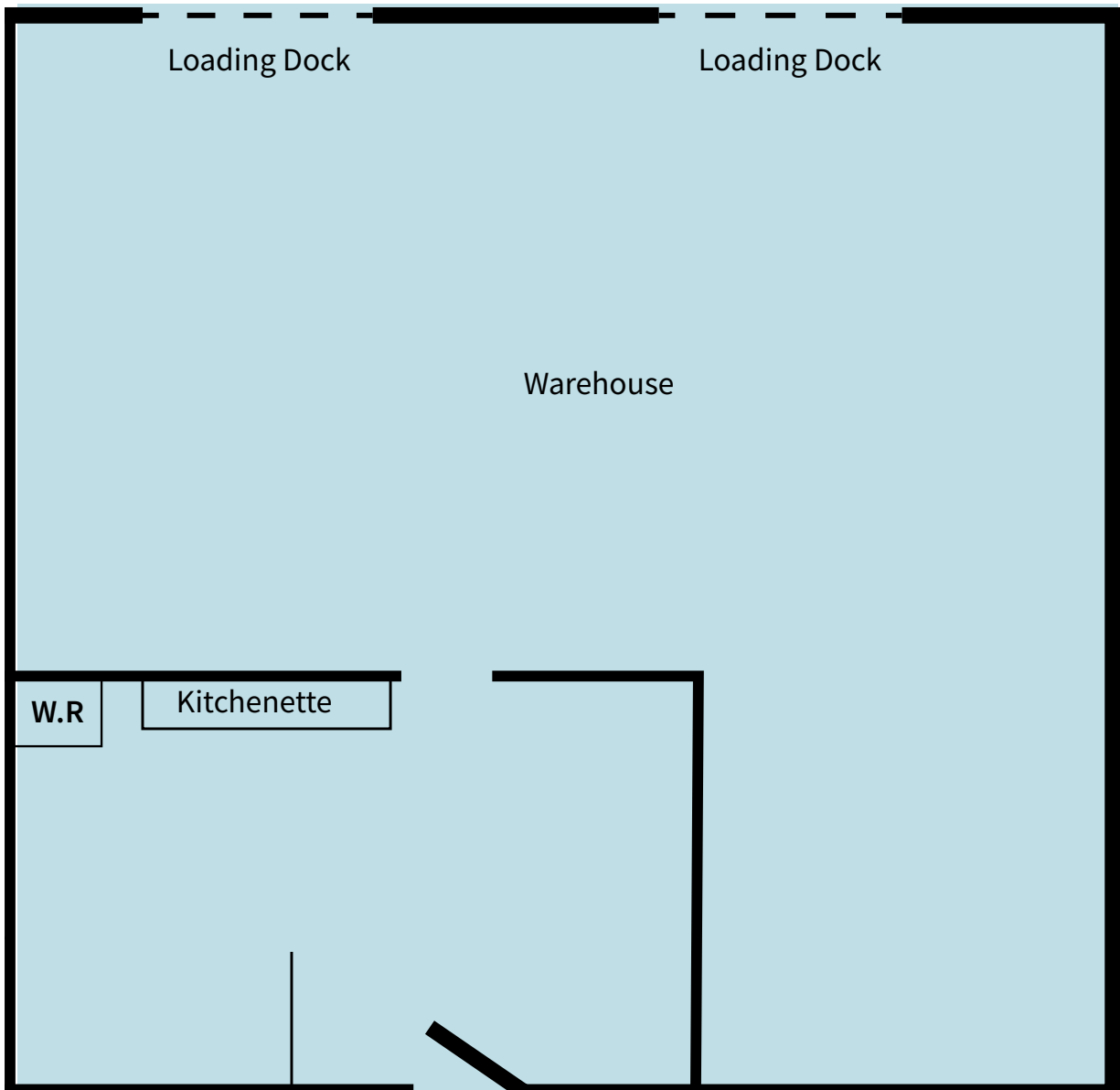


## Unit 14729 - 33

±6,400 SF

2 Dock doors

Available May 1, 2026



*\*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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