



For Sale / Lease

Freestanding Building

15103 128 Avenue | Edmonton AB

±29,900 SF on 4.85 Acres

- Unparalleled yard & storage capacity
- High-velocity logistics hub potential
- Heavy power for specialized use
- Unique drive-thru capability

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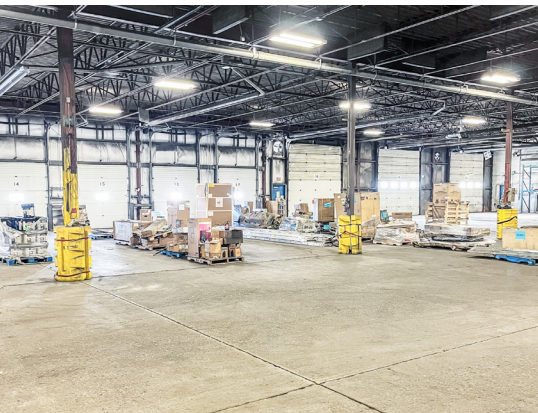
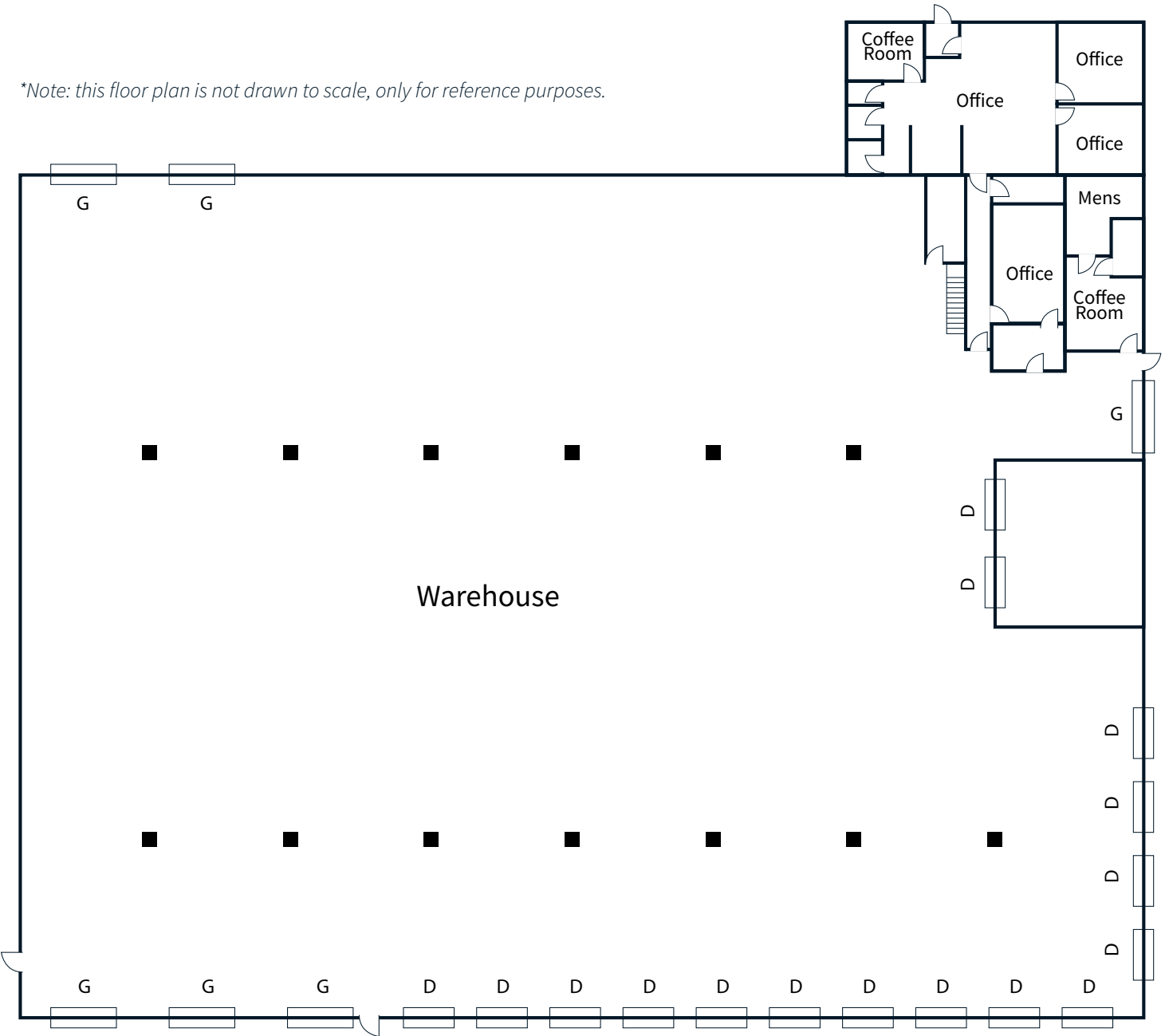
Property Details

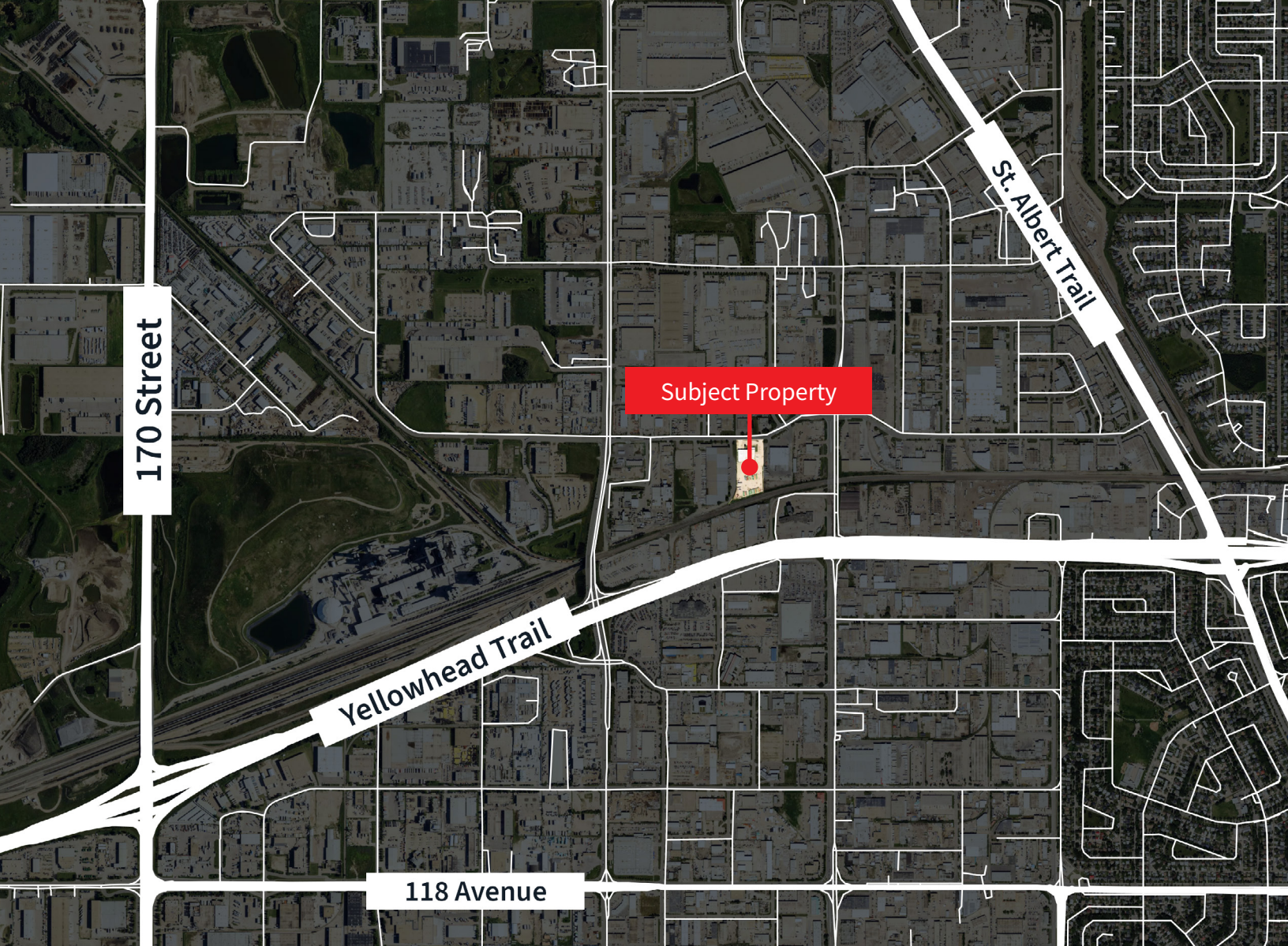
Municipal Address	15103 128 Avenue, Edmonton
Legal Description	Plan: 3340RS; Block: B; Lot: 5
Building Size	29,000 SF
Site Size	4.85 Acres
Site Coverage Ratio	14%
Zoning	IM - Medium Industrial
Year Built	1972
Construction	Concrete block
Ceiling Height	20' Under deck, 18' under joist
Heating	HVAC in office, radiant heat in warehouse

Lighting	LED Lighting
Power	Heavy power (TBC)
Loading	(5) Grade doors ((4) drive-thru) & (16) dock doors
Yard	Yes
Property Taxes (2022)	\$105,931.43
Assessed Value (2022)	\$4,206,500.00
Sale Price	\$5,950,000.00
Lease Rate	\$12.95 PSF
Op. Costs	TBD

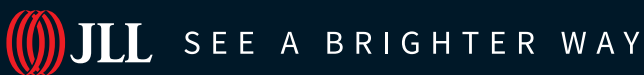
Property Floor Plans

**Note: this floor plan is not drawn to scale, only for reference purposes.*





Subject Property



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