



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:

Kent Simpson

Vice President

780 203 0425

Kent.Simpson@jll.com



Property Details

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

Unit 14729 - 33
±6,400 SF
2 Dock doors
Available Immediatly

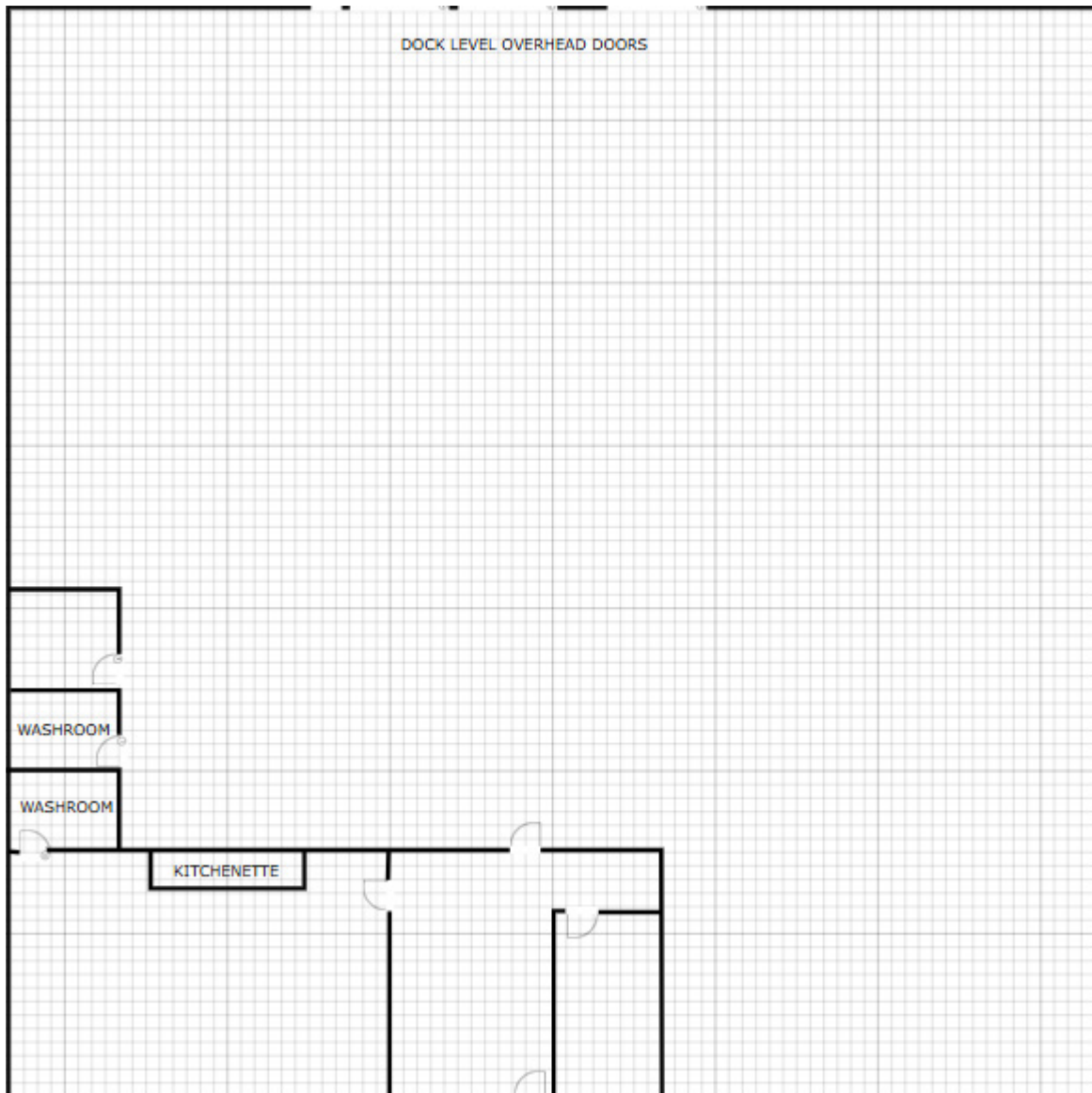


Unit 14729 - 33

±6,400 SF

2 Dock doors

Available Immediatly



**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

Darryl McGavigan

Executive Vice President
+1 780 328 0064
Darryl.McGavigan@jll.com

Adam Butler

Executive Vice President
+1 780 328 0065
Adam.Butler@jll.com

Bronwyn Scrivens

Vice President, SIOR
+1 780 807 4564
Bronwyn.Scrivens@jll.com

Kent Simpson

Vice President
+1 780 203 0425
Kent.Simpson@jll.com

Mackenzie York

Associate Vice President
+1 780 920 8463
Mackenzie.York@jll.com

Rory Wutzke

Associate (*unlicensed*)
+1 780 328 2578
Rory.Wutzke@jll.com

Kailee Campbell

Senior Transaction Analyst
+1 780 328 0069
Kailee.Campbell@jll.com

Leonardo Triana

Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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