FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

12825 - 149th Street NW, Edmonton, AB

121,345 sq. ft. on 6.05 acres



Dual Sided Loading

Secure, Fenced & Gated Yard

CN Rail-Serviced Facility

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Main Office:	+/-	1,231 sq. ft.
Warehouse:	+/-	120,114 sq. ft.
Total:	+/-	121,345 sq. ft.

ASKING SALE PRICE:
$11,850,000.00
($97.65 PSF)

2026 PROPERTY TAXES:
Property: $271,620.51 ($2.24 per sq. ft. per annum)
Rail Siding: $2,543.97 ($0.02 per sq. ft. per annum)

LEGAL DESCRIPTION:
Property: Plan 1999RS, Block 8, Lot 5A
Rail Siding: CNSA #21755 SIDING AGREEMENT
CNR TRACK

AVAILABLE:
Negotiable

YEAR BUILT:
1969

ZONING:
BE (Business Employment)

DISTRICT:
Bonaventure Industrial

CEILING HEIGHT:
26'4" clear

COLUMN GRID:
Approx. 44' x 37'

HEATING:
Gas-fired overhead unit heaters

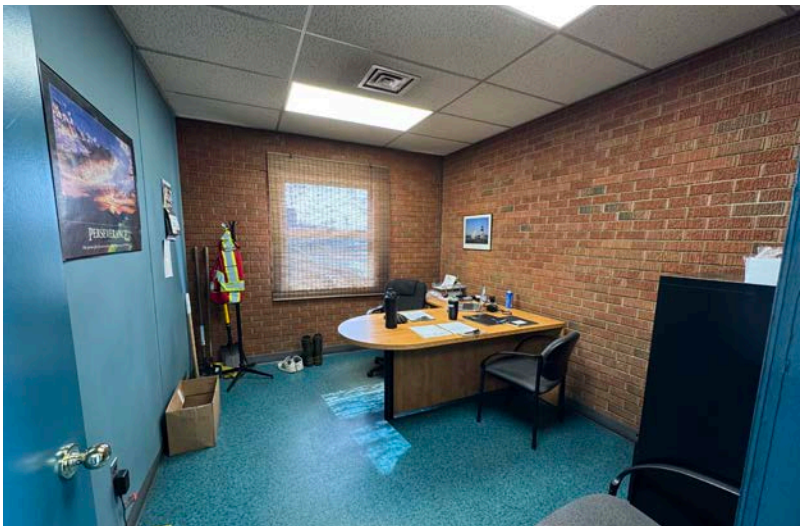
ELECTRICAL:
400 amp, 120/208 volt, 3 phase

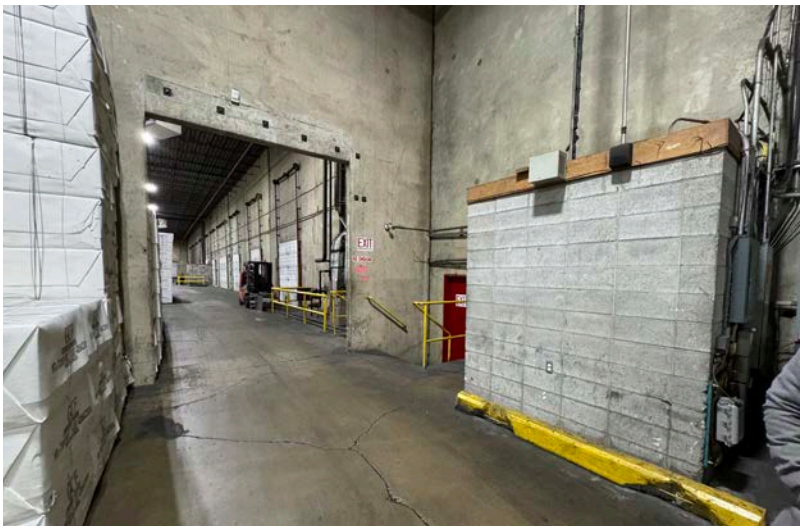
LOADING:
29 Dock Doors
12 Rail Doors (CN Rail-Serviced)
1 ramped drive-in door

COMMENTS:

- Dock loading on west elevation
- Tilt-up concrete construction with steel columns, beams and OWSJ
- LED warehouse lighting
- Fully sprinklered warehouse with dry-pipe sprinkler system
- Large paved truck loading and maneuvering area along west elevation
- Rail line adjacent to east side of building
- Quick access to Yellowhead Trail, 149th Street and 128th Avenue NW









BUILDING PHOTOS





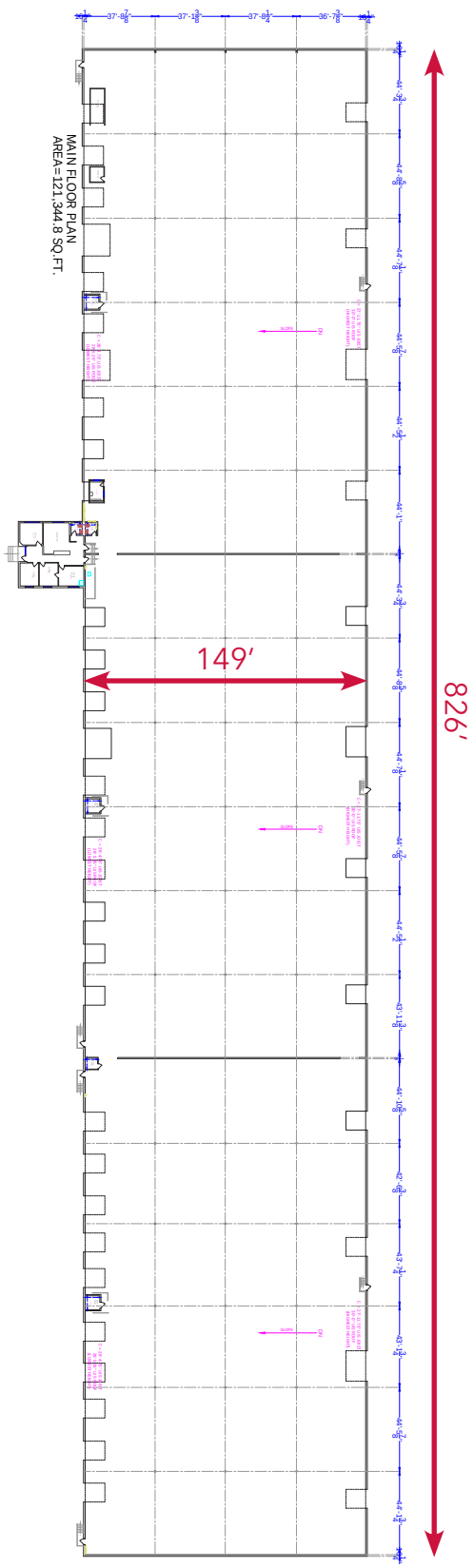




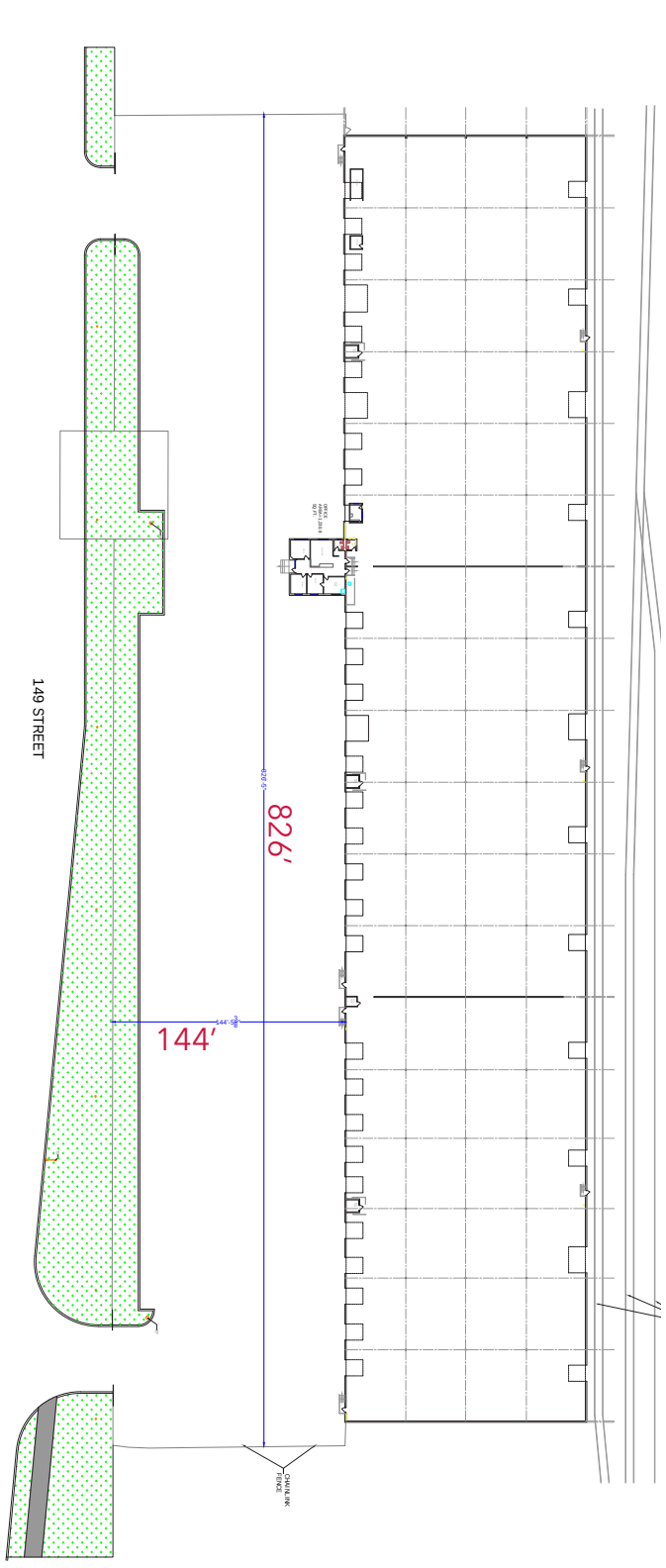




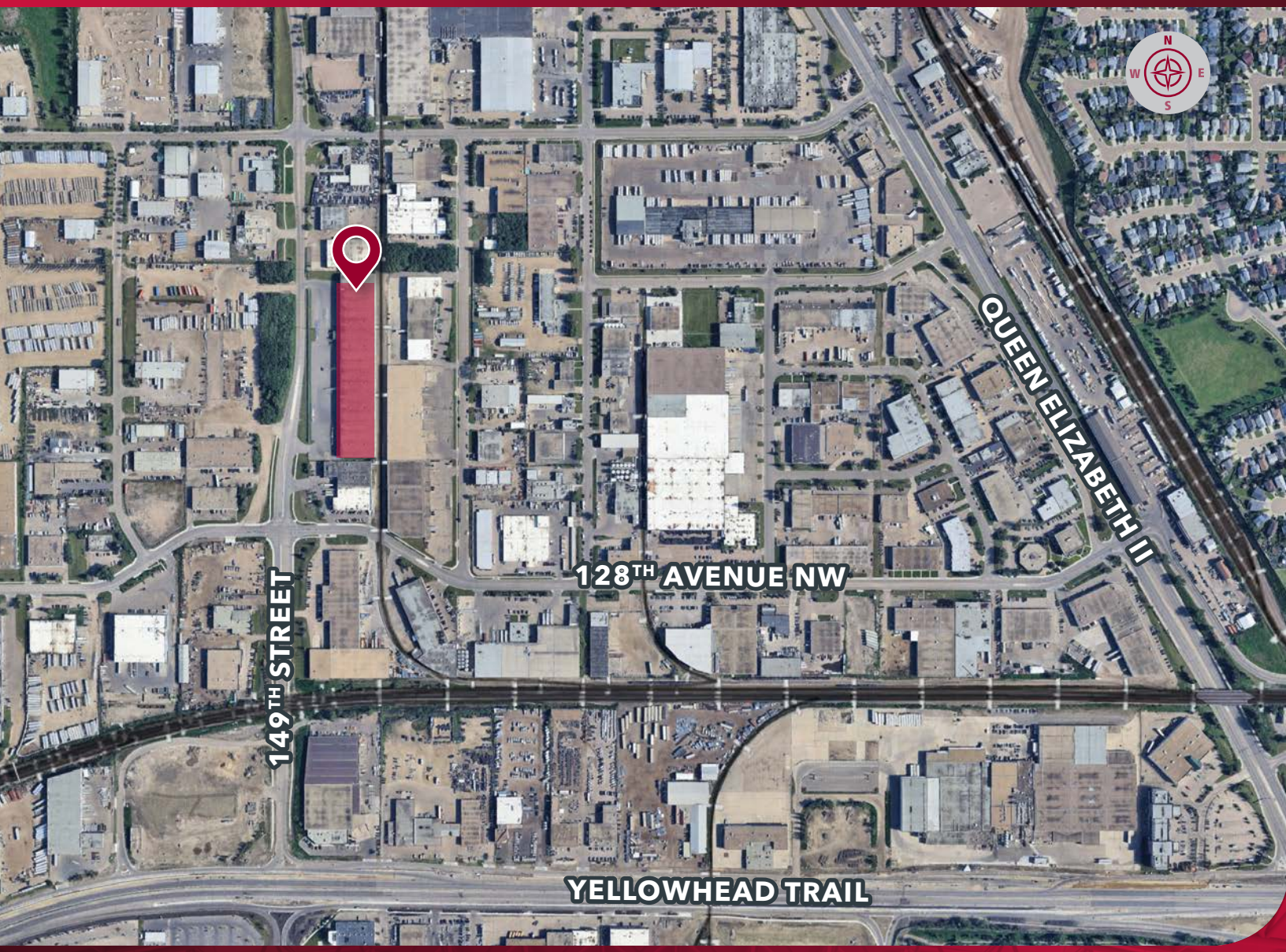
FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US

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