

For Sale  
Freestanding Office/  
Warehouse Building

**\$250,000  
PRICE REDUCTION**



## 11224 - 143 Street NW

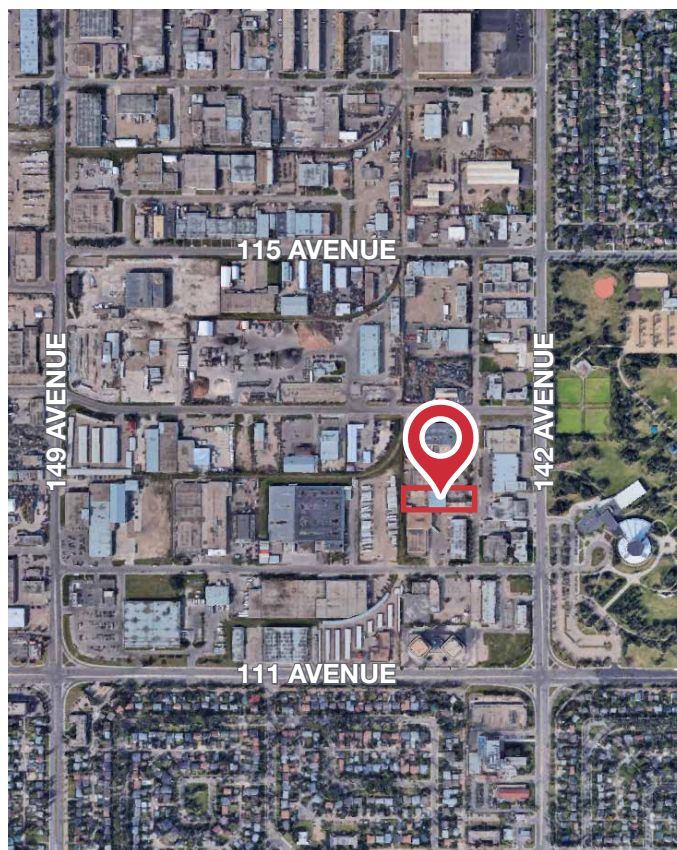
Edmonton, Alberta

### Property Features

- 25,075 sq.ft.± building on 1 acre of land available for sale in West Edmonton
  - » Large amount of office build out (approximately 10,600 sq.ft.±) over two floors
- Highly attractive and functional office spaces
- Ability to demise building in several different ways for potential investment income
- Yard storage at rear
  - » Grade and interior dock loading
- Easy access to 142 Street, 149 Street, and 111th Avenue

**Michael Parsons**

780 436 7410 • [mparsons@naiedmonton.com](mailto:mparsons@naiedmonton.com)



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

For Sale  
Freestanding Office/  
Warehouse Building



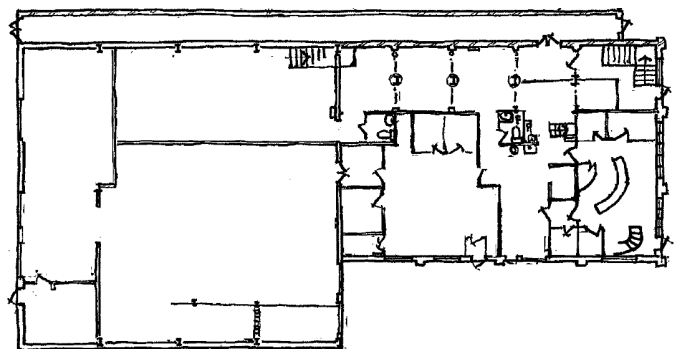
# 11224 - 143 Street NW

Edmonton, Alberta

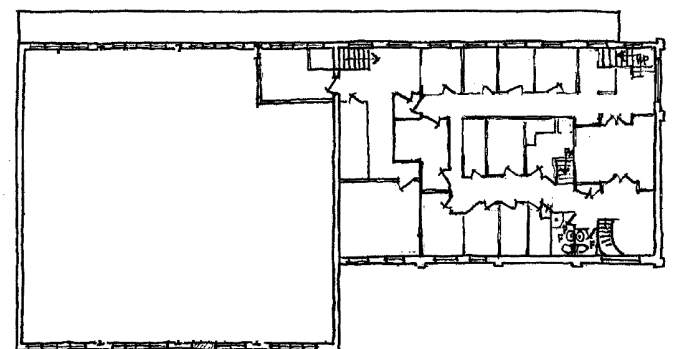
## Additional Information

AREA AVAILABLE	Main Floor Areas:	
	Office	3,592 sq.ft.±
	Front/Rear Warehouse	13,035 sq.ft.±
	Enclosed Walkway	1,441 sq.ft.±
	Total Main Floor Area	18,068 sq.ft.±
	Total Second Floor Office Area	7,007 sq.ft.±
	<b>Total Building Area</b>	<b>25,075 sq.ft.±</b>
LAND SIZE	1 acre (Paved at front, crushed in rear yard area)	
LOADING	12' x 16' grade (1) 12' x 8' grade (1) 8' x 8' grade (1) 12' x 18' grade to interior dock (1)	
POWER	600 amps, 3 phase (TBV by purchaser)	
CEILING HEIGHT	24'	
ZONING	IM (Medium Industrial)	
LEGAL DESCRIPTION	Plan 4990HW, Block 3, Lot 2	
SALE PRICE	<del>\$3,000,000 (\$119/sq. ft.)</del> <b>REDUCED TO \$2,750,000 (\$109/sq. ft.)</b>	

Main Floor



Second Floor



\*Floor plans may not be exact.

**Michael Parsons** • 780 436 7410 • mparsons@naiedmonton.com

6573-A MP18



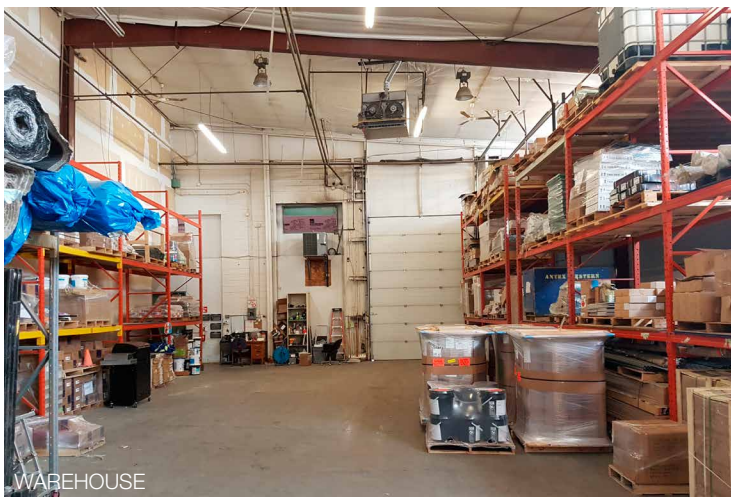
4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
**naiedmonton.com**

NAI Commercial Real Estate Inc.



For Sale  
Freestanding Office/  
Warehouse Building

BUILDING REAR



Michael Parsons • 780 436 7410 • mparsons@naiedmonton.com

6573-A MP18

**NAI**Commercial

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

NAI Commercial Real Estate Inc.