

FOR SALE

# NORTHWEST WAREHOUSE BUILDING

12230 163 Street - Edmonton, AB



**CUSHMAN &  
WAKEFIELD**  
Edmonton



RARE FREESTANDING BUILDING

LOW SITE COVERAGE

EXCELLENT OWNER/USER OPPORTUNITY

## PROPERTY HIGHLIGHTS

- ± 7,250 SF building includes warehouse, reception, 2 offices, kitchenette, washrooms.
- ± 0.99 acres fenced and graveled yard.
- Excellent access to Yellowhead Trail, 118 Avenue, and Anthony Henday Drive.

### Mark Bowman

Associate

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### David Cooney

Partner

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### CUSHMAN & WAKEFIELD

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# PROPERTY DETAILS

Municipal Address: 12230 163 Street  
Legal Description: Plan 8020938, Block 3, Lot 5  
Year Built: 1999  
Main Floor Office: 1,500 SF  
Warehouse: 5,750 SF  
**Total: 7,250 SF**  
Power: 400 Amp, 3-Phase  
(To be confirmed by Purchaser)

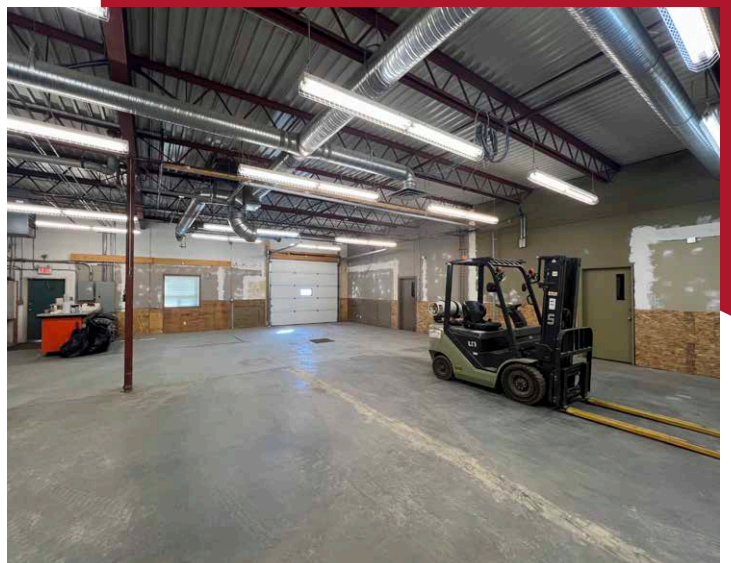
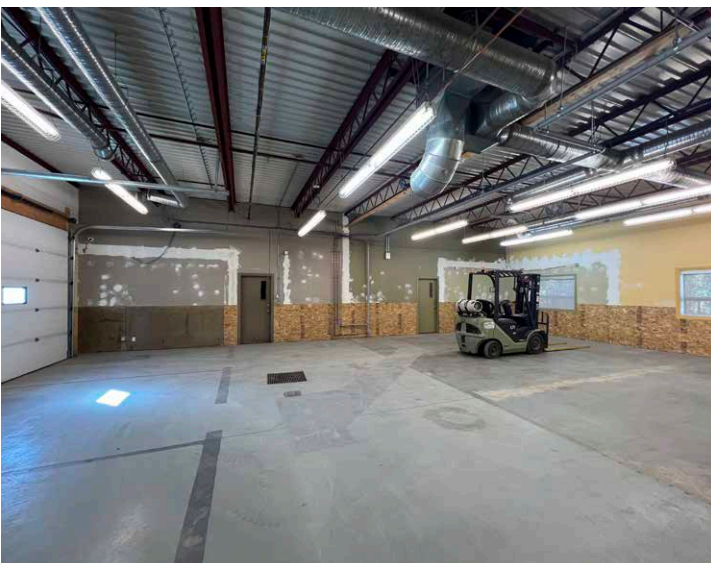
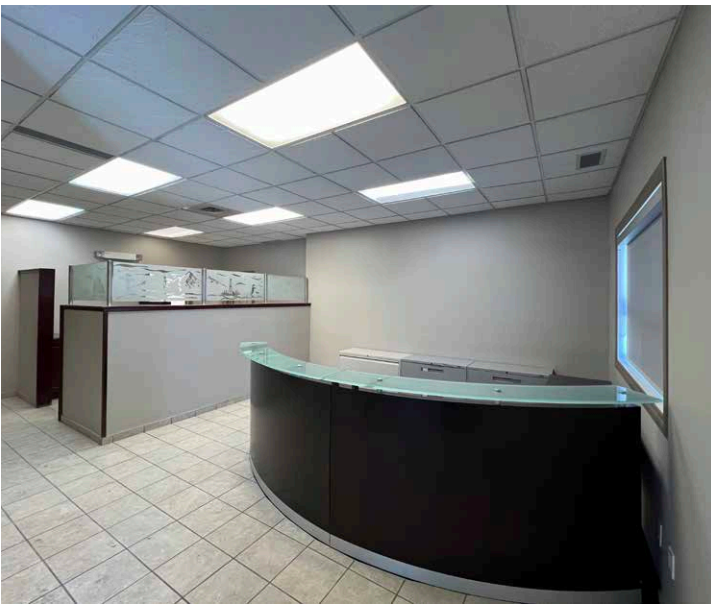
Loading Doors: (3) 10' x 8' Grade  
Heating: Rooftop Unit (Heat & AC) & Unit Heaters  
Zoning: IM - Medium Industrial  
Ceiling Height: 12' Clear  
Availability: 30-60 Days  
Property Taxes: \$49,353 (2024)  
Asking Price: \$1,850,000

## AERIAL





# PROPERTY PHOTOS





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