



FOR SALE
IRONSTONE CENTRE
TWO STORY
CONDOMINIUM UNIT

13127 156 Street NW,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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THE OPPORTUNITY

~~\$895,000.00~~
\$780,000.00
Purchase Price

Unit 7 at Ironstone Centre is a fully developed two-story office/industrial-oriented unit, boasting an efficient floor plan with first-class interior improvements, making it ideal for office use. The unit is welcoming with ample natural lighting throughout both the main and second floors. Located in an area easily connected to major arterial roads, the location allows for convenient accessibility to all areas of Edmonton and St. Albert.



THE PROPERTY

INVESTMENT SUMMARY



Purchase Price: ~~\$895,000.00~~
\$780,000.00
 (\$205 per SF)



Condo Fees: \$525 per month



Property Taxes: \$17,411.84 (2023)

PROPERTY DESCRIPTION

Property Address: 13127 156 Street NW,
 Edmonton, AB

Legal Description: Unit 7, Plan 0827223

Zoning: IB - Industrial Business

Year Built: 2012

Size: ~ 2,100 SF (Main Floor)
 ~ 1,700 SF (Second Floor)

Location: Interior Unit - Mistatim
 Industrial

Utilities: Separately Metered

Parking Area: 70 Stalls

Access: Drive around 156 Street or 131
 Avenue

Loading: Grade 14' x 12'

Complex Size: +/- 69,000 SF

Building Description: Fully developed office/
 warehouse complete with built
 in reception, solid doors, a
 security system and a painted
 warehouse.



DEMOGRAPHICS

POPULATION	3km		5km	
	13,145		105,552	

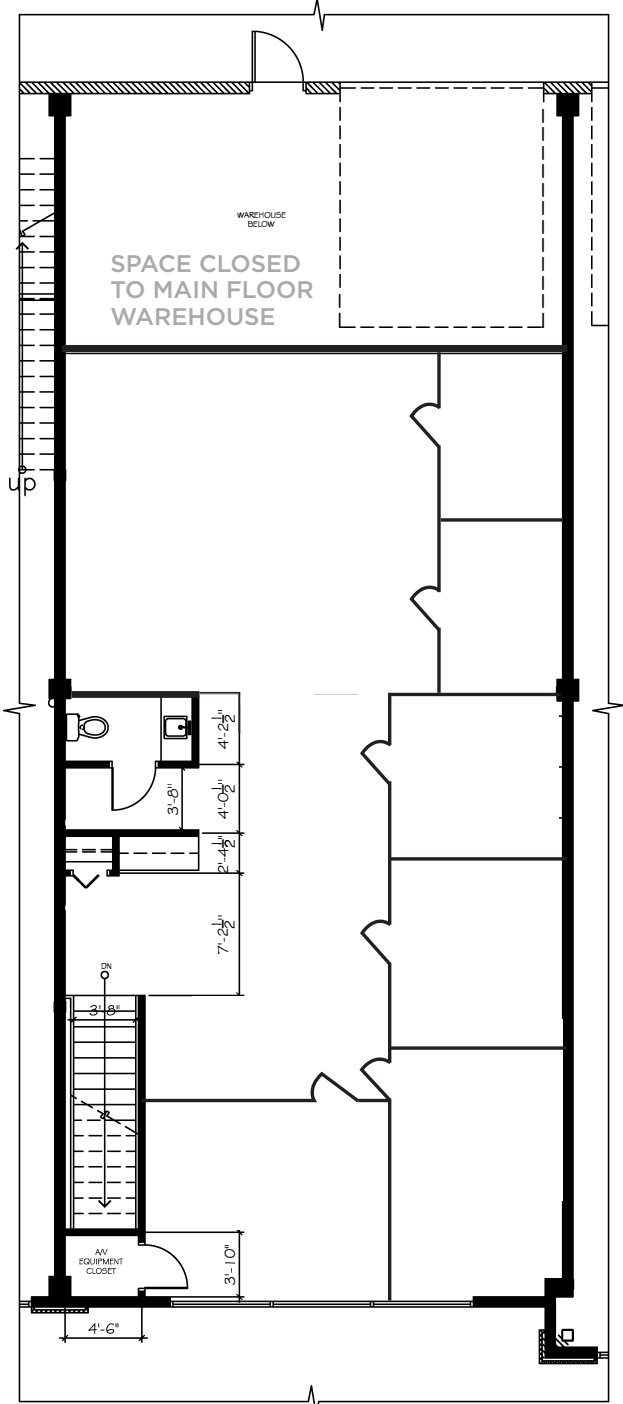
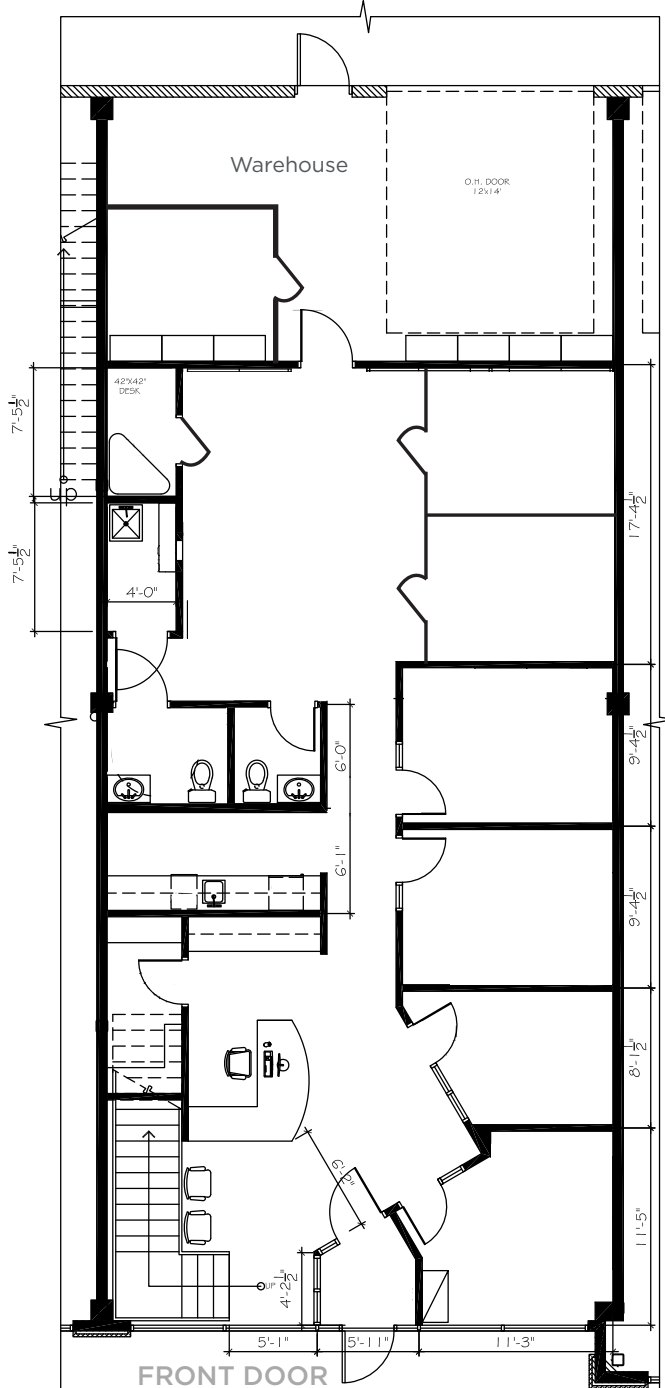
HOUSEHOLDS	3km		5km	
	4,479		38,815	

AVERAGE INCOME	3km		5km	
	\$121,667		\$119,780	

VEHICLES PER DAY	2,600 on 131 Avenue		21,800 on 156 Street	

MAIN FLOOR PLAN

SECOND FLOOR PLAN





FRONT OFFICE (MAIN FLOOR)



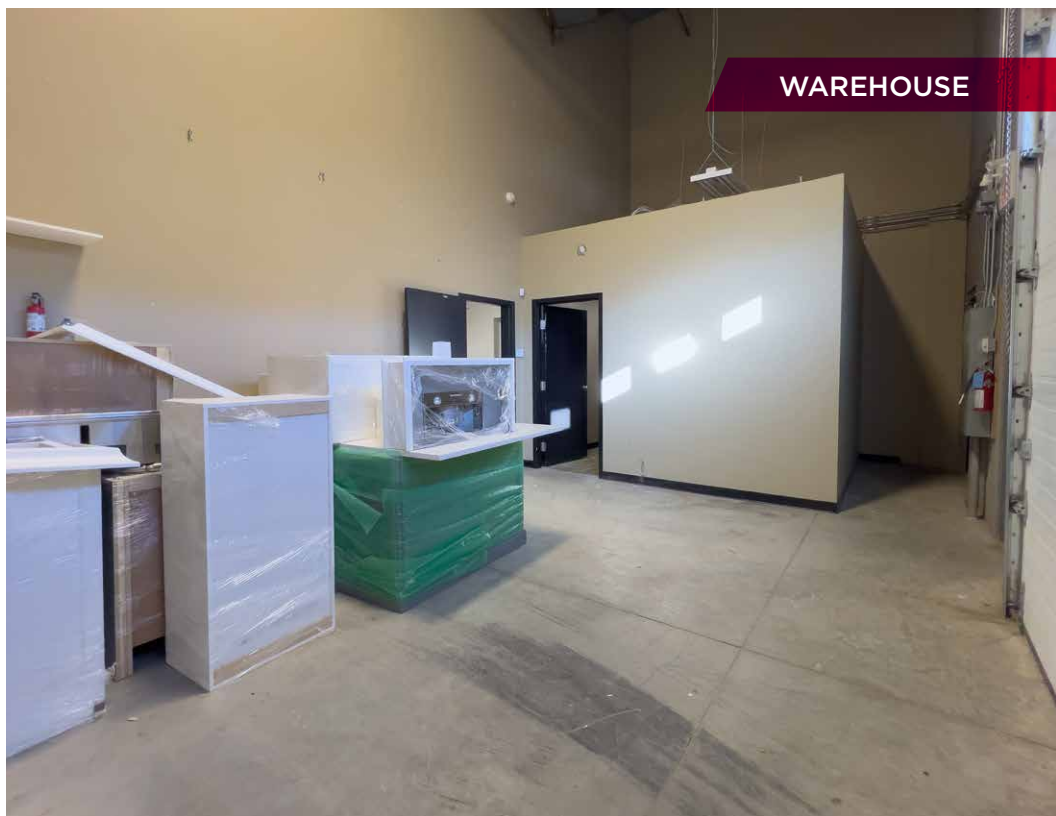
RECEPTION



KITCHENETTE



WAREHOUSE





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