

FOR SALE/LEASE
NORTHEAST
INDUSTRIAL SHOP
3003 121 Avenue NE, Edmonton, AB



13,770 SF ON 1.66 ACRES



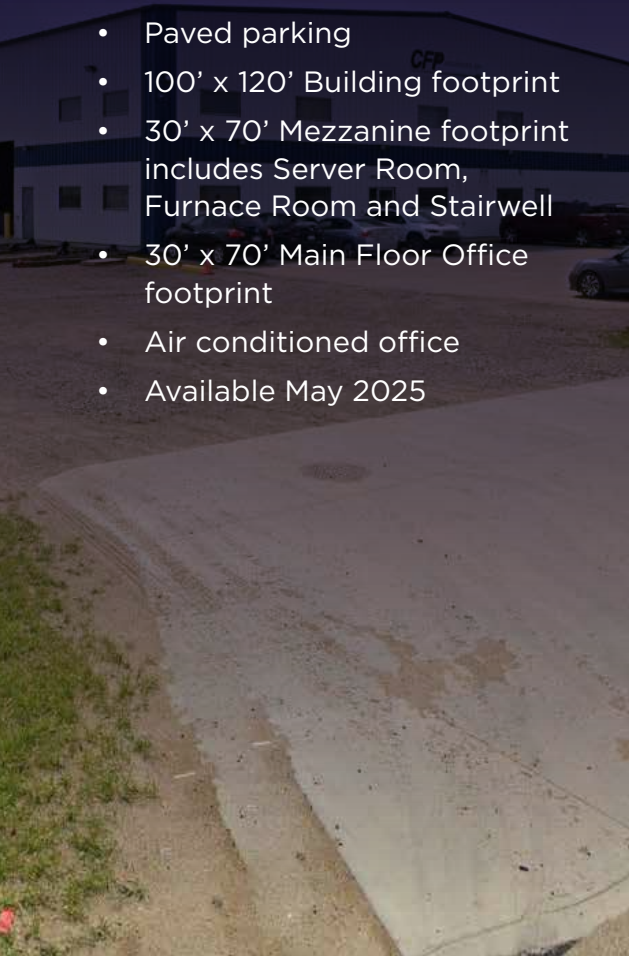
CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

- Conveniently located in northeast Edmonton with excellent proximity to 17th Street, Yellowhead Highway, Anthony Henday, and Sherwood Park
- Clear span warehouse
- Grade loading
- Exterior lighting and yard flood lights on a timer system
- Paved parking
- 100' x 120' Building footprint
- 30' x 70' Mezzanine footprint includes Server Room, Furnace Room and Stairwell
- 30' x 70' Main Floor Office footprint
- Air conditioned office
- Available May 2025





PROPERTY DESCRIPTION

Municipal Address:	3003 121 Avenue NE, Edmonton, AB
Legal Address:	Plan 8023189: Block 2, Lot 5
Year Built:	2012
Zoning:	IM - Medium Industrial
Site Size:	1.66 Acres (16.6% SCR)
Available Size:	
Main Floor Office:	2,035 SF
Warehouse:	9,605 SF
Mezzanine:	2,130 SF
Total:	13,770 SF
Make-Up Air:	Yes
Heating:	Natural gas radiant tube in warehouse

Lighting:	T5 lighting in warehouse T3 lighting in office
Power:	600 Amp, 600 Volt (Main Service)
Loading Doors:	(3) 14'x14' Grade
Ceiling Height:	24' under beam, at peak 28.5' 27' under ceiling, at peak 32.5'
Lease Rate:	\$16.75/SF
Operating Costs:	To be Confirmed
Sale Price:	\$3,500,000
Taxes:	\$75,049.33 (2024)
Availability:	May 1, 2025



121 AVENUE NE



LIBERTY ROAD



SHERWOOD DRIVE



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