

# FOR SALE OR LEASE

## NORTHWEST INDUSTRIAL BUILDING

NAI Commercial



WATCH 

16410 - 130 AVENUE | EDMONTON, AB | POTENTIAL MULTI-TENANT INDUSTRIAL

### PROPERTY DESCRIPTION

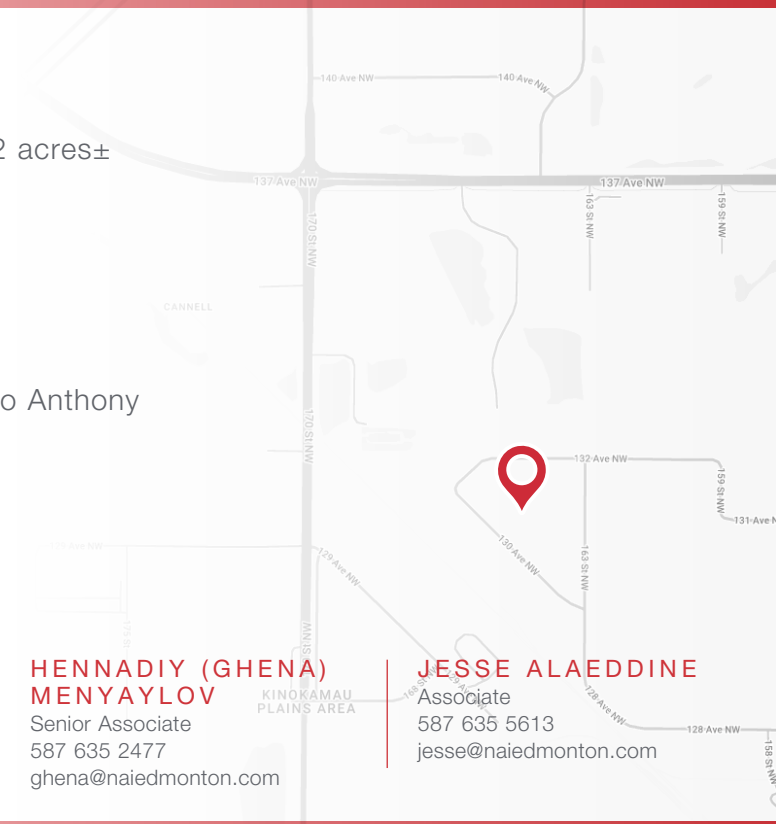
- 11,200 sq.ft.± freestanding industrial building on 1.02 acres±
- Five separately metered bays
- Fully paved concrete yard
- Potential for owner-user and/or investment
- Excellent Northwest Edmonton location with access to Anthony Henday Drive and Yellowhead Trail

**DON ROBINSON**  
Senior Associate  
587 635 2490  
drobinson@naiedmonton.com

**HARRIS VALDES**  
Associate  
587 635 5611  
hvaldes@naiedmonton.com

**HENNADIY (GHENA) MENYAYLOV**  
Senior Associate  
587 635 2477  
ghena@naiedmonton.com

**JESSE ALAEDDINE**  
Associate  
587 635 5613  
jesse@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



**ADDITIONAL INFORMATION**

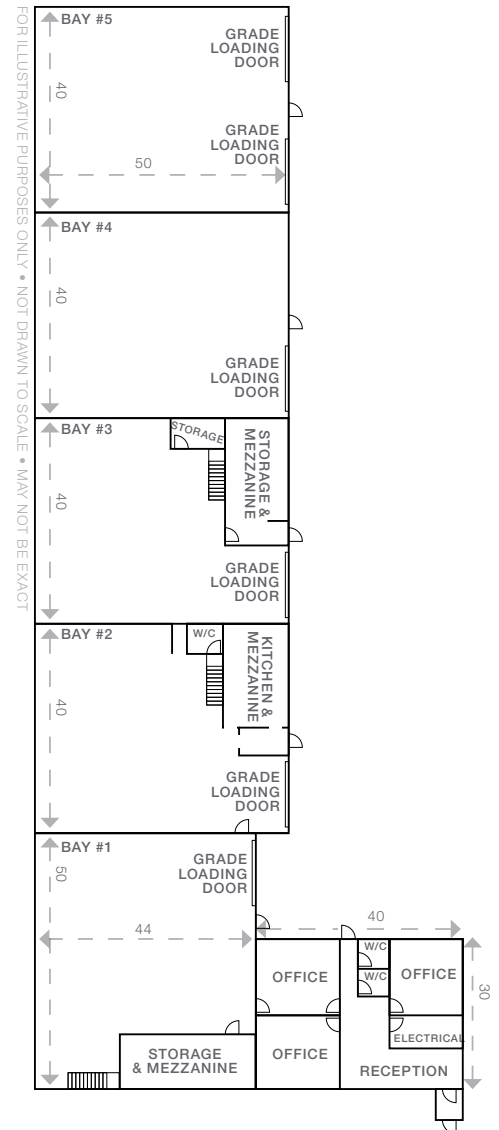
SIZE AVAILABLE	2,000 sq.ft.± per bay 1,200 sq.ft.± office 11,200 sq.ft. max contiguous
LEGAL DESCRIPTION	Lot 3B Block 4 Plan 7622386
ZONING	Medium Industrial (IM)
AVAILABLE	60 days notice
CEILING HEIGHT	15'9" clear
POWER	3 phase (TBC)
LOADING	(6) Grade doors 14'x14'

**LEASE INFORMATION**

NET LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$4.75/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees
LEASE TERM	3-10 years

**SALE INFORMATION**

PROPERTY TAXES	\$48,933.15 (2023)
SALE PRICE	\$2,195,000





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