

# INVESTMENT SALE

## 142 STREET BUILDING

11440 142 St NW, Edmonton, AB



### Multi-Tenant Commercial Investment Property in Northwest Edmonton

Royal Park Realty is pleased to offer for sale this multi-tenant commercial investment property, located on a highly visible lot at 142 Street NW, with exposure to 115 Avenue NW. Situated across from the TELUS World of Science, this prime location offers exceptional access. The property is well-maintained and fully leased to multiple long-term tenants, ensuring a stable and secure investment. A detailed disclosure package is available upon signing a Confidentiality Agreement.

### CONTACT

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Tenant List:

- > Arpi's (Gym)
- > Western Woodcraft
- > Law Offices

Property Information

MUNICIPAL ADDRESS	11440 142 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1812MC; Block: 5; Lot: 5
ZONING	BE ( <a href="#">Business Employment</a> )
TYPE OF SPACE	Investment
BUILT	1963
NEIGHBOURHOOD	Huff Bremner Estate Industrial
BUILDING SIZE	17,180 sq ft ±
SITE SIZE	0.63 acres ±
PARKING	Ample
SIGNAGE	Facade and pylon

Financial Information

Sale Price:	\$2,125,000.00 (\$123/sq ft)
NOI:	\$125,065.00 (current annual income, normalized)
Cap Rate:	5.8%
Property Taxes:	\$55,440.17/yr (2024)
A confidentiality agreement will be provided for interested parties prior to the release of any due diligence information.	



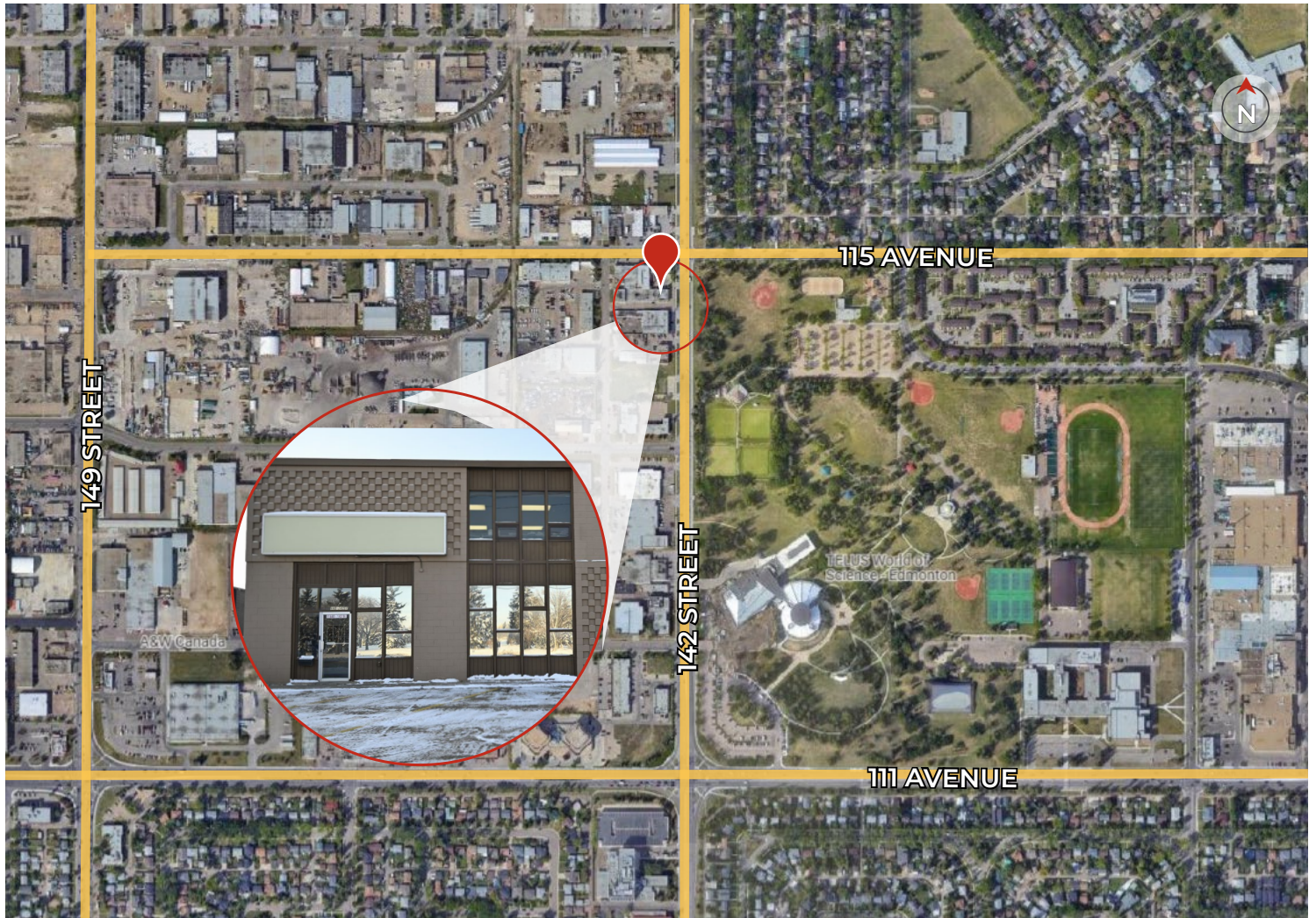
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Quality Based on **Results**, Not **Promises**.

### Contact Us For More Information



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