

INVESTMENT SALE

AWARDS BUILDING

14225 - 115 Avenue NW, Edmonton, AB



Multi-Tenant Commercial Investment Property in Northwest Edmonton

Royal Park Realty is pleased to present an exceptional investment opportunity located on a corner lot on 115 Avenue NW with exposure to 142 Street NW, offering excellent visibility. The building is well maintained and is leased with two stable, long-term tenants and multiple new leases, making it a secure and reliable investment. A comprehensive disclosure package is available upon signing a Confidentiality Agreement

CONTACT

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Tenant List:

- Creative Services
- Alberta Trophy
- Award Components

Property Information

MUNICIPAL ADDRESS	14225 115 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1812MC; Block: 5; Lot: 6
ZONING	BE (Business Employment)
TYPE OF SPACE	Investment
BUILT	1974
NEIGHBOURHOOD	Huff Bremner Estate Industrial
BUILDING SIZE	16,670 sq ft ±
SITE SIZE	0.49 acres ±
PARKING	Ample
SIGNAGE	Facade

Financial Information

Sale Price: \$2,125,000.00

NOI: \$101,600.00
(current annual income, normalized)

Cap Rate: 6.5%

Property Taxes: \$34,144.28/yr
(2024)

A confidentiality agreement will be provided for interested parties prior to the release of any due diligence information.

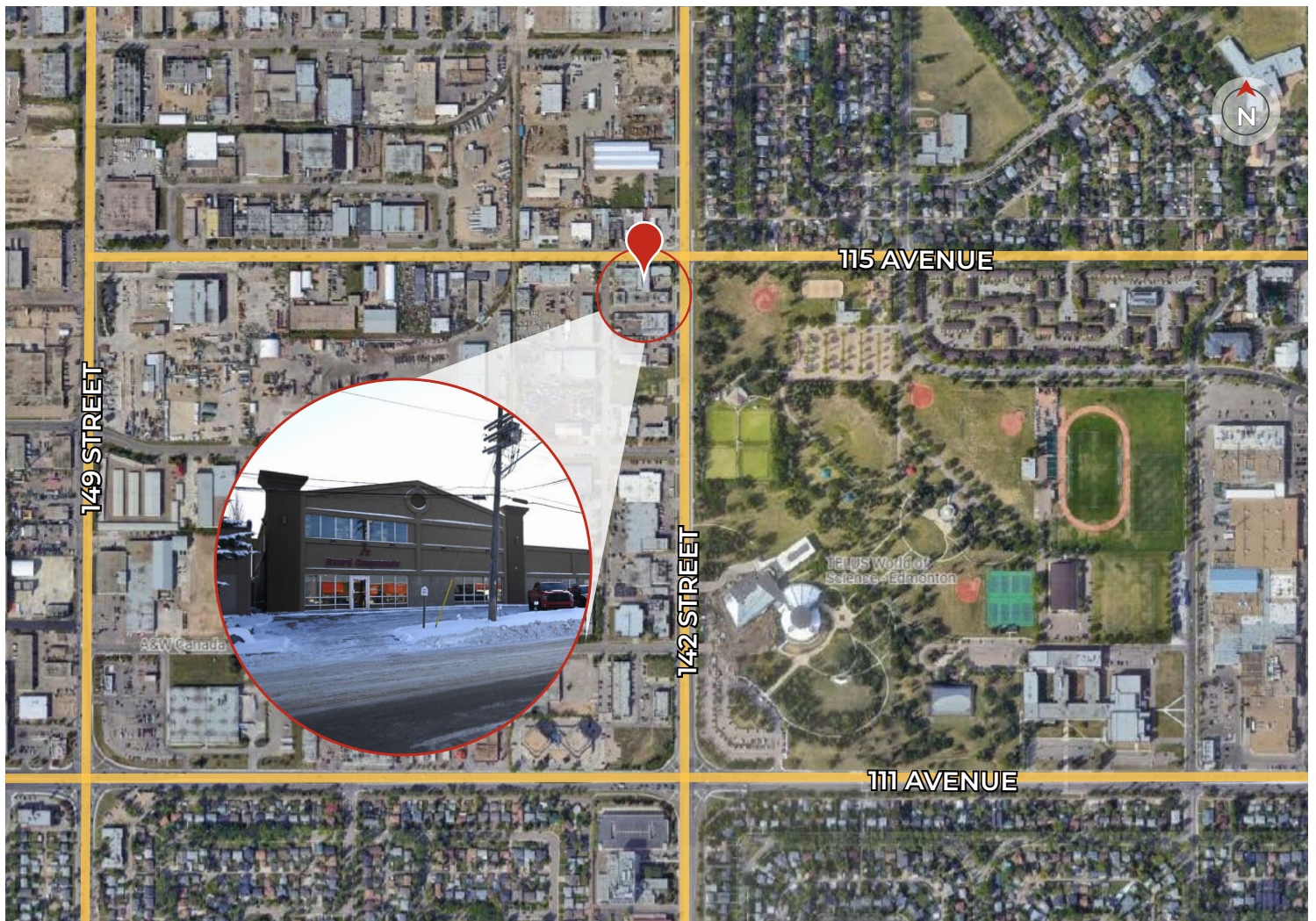


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Quality Based on **Results**, Not Promises.

Contact Us For More Information



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