

# INVESTMENT/OWNER USER

## AWARDS BUILDING

14225 - 115 Avenue NW, Edmonton, AB



### Multi-Tenant Commercial Investment/Owner User Property in NW Edmonton

Royal Park Realty is pleased to present an exceptional investment/owner user 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 or owner will vacate to allow an owner-operator to move in. A comprehensive disclosure package is available upon signing a Confidentiality Agreement

### CONTACT

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# INVESTMENT/OWNER USER SALE | 14225 115 Ave NW, Edmonton, AB



## Property Information

MUNICIPAL ADDRESS	14225 115 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1812MC; Block: 5; Lot: 6
ZONING	BE ( <a href="#">Business Employment</a> )
TYPE OF SPACE	Investment/Owner User
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:	\$1,950,000.00 (\$117/sq ft)
NOI:	\$111,600.00 (current annual income, normalized)
Cap Rate:	5.7%
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.*



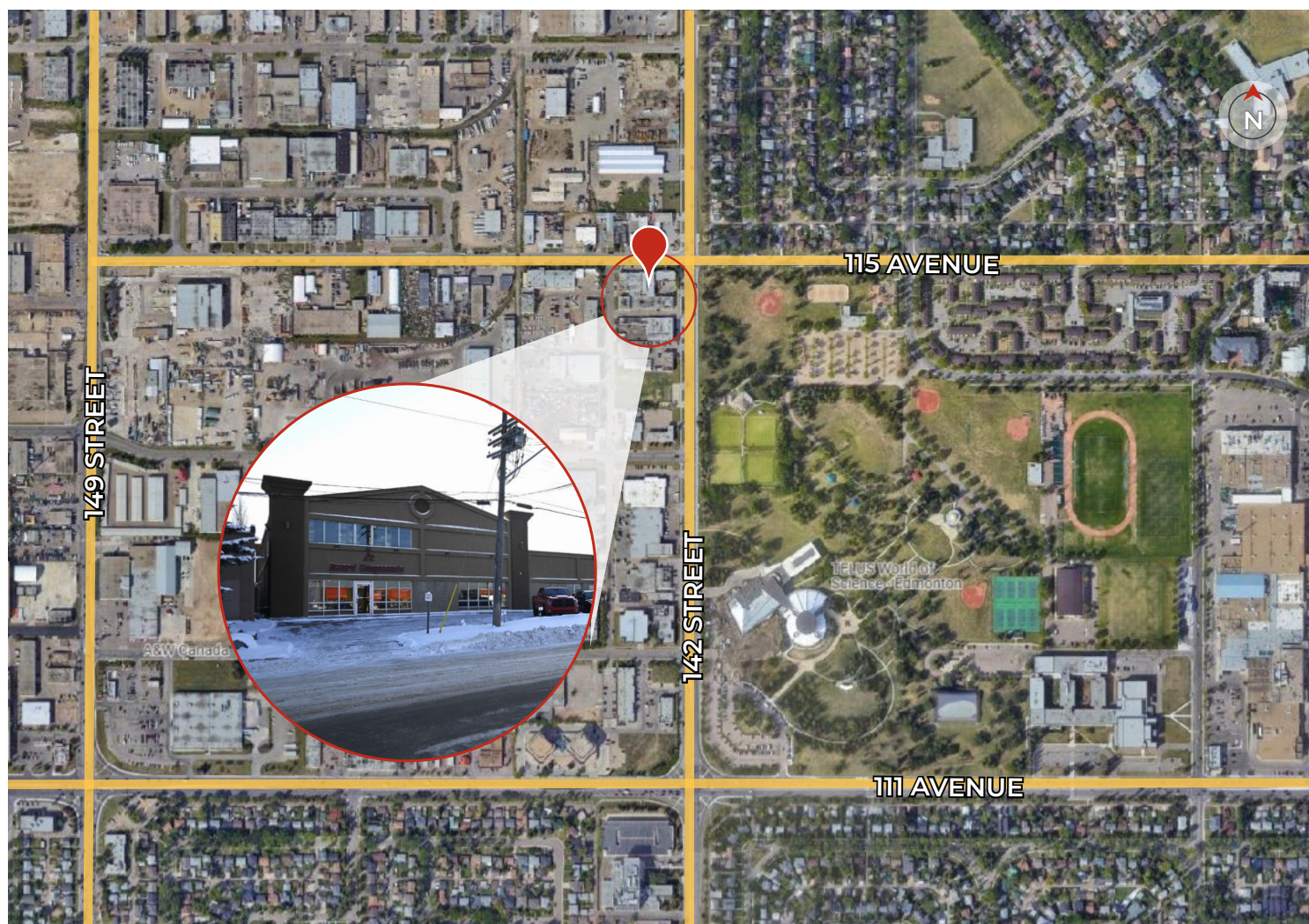
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Quality Based on **Results**, Not **Promises**.

Contact Us For More Information



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