

For Sale

Stonefort Business Centre  
Warehouse/Office/Retail



## 156<sup>th</sup> Street & 131<sup>st</sup> Avenue

Edmonton, Alberta

### Property Features

- Stonefort Business Centre is conveniently located on 156th Street at 131 Avenue – with direct access to Yellowhead Trail, 137 Avenue, 156 Street, Highway 2/St.Albert Trail and Anthony Henday Freeway
- 1903 to 3805 sq.ft.± warehouse/office/retail units available (only 4 units left)
- Immediate possession available
- 100 amp or 200 amp 3 phase power (1 unit left with 200 amp)
- 22' ceiling height to allow for future mezzanine (with existing 2nd floor windows)
- Steel construction with aesthetically pleasing exterior



**Karen Chayka**

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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### Additional Features

LEGAL DESCRIPTION North Building Condo Plan 112 4711  
South Building Condo Plan 122 2240

LOCATION Mistatim Industrial

ZONING IB (Industrial Business)

YEAR BUILT 2011

CONSTRUCTION Design specifications available

INSULATION R20

CEILING HEIGHT 22' ±

FLOOR 5 inch reinforced concrete

LOADING One (1) 12' x 12' grade loading overhead door per unit

FLOOR DRAIN Yes

PARKING Paved parking front and rear

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NAI Commercial Real Estate Inc.

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Availability:

ADDRESS	LEGAL DESCRIPTION	REGISTERED CONDO PLAN SIZE	POWER* (*TO BE VERIFIED)	CONDO FEE	PROPERTY TAXES ANNUAL (2018)	SALE PRICE
13167-156 Street	Unit 5, Plan 112 4711	1,902 sf	100 amp	\$252/mo	\$10,094.74	\$409,000
13169-156 Street	Unit 6, Plan 112 4711	1,903 sf	100 amp	\$252/mo	\$10,094.74	\$409,000
	Units 5/6 may be combined	3,805 sf		\$504/mo		Negotiable
13175-156 Street	Unit 9, Plan 112 4711	1,903 sf	100 amp	\$252/mo	\$10,094.74	\$409,000
13147- 156 Street	Unit 19, Plan 122 2240	2,079 sf	200 amp	\$281.40/mo	\$10,034.67	\$459,000



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