

FOR LEASE

149 STREET FREESTANDING BUILDING

NAI Commercial



14820 - 123 AVENUE | EDMONTON, AB | SHOWROOM/WAREHOUSE BUILDING

PROPERTY DESCRIPTION

- 8,612 sq.ft.± freestanding showroom/warehouse building on 2.11 acres
- Corner site with exposure to 25,000 vehicles per day on 149 Street (2018 City of Edmonton)
- Building current configuration consists of showroom, 4 offices, kitchen/staff area, open workspace/storage area on main and second levels and warehouse.
- 1,012 sq.ft. drive through building on site
- Quick access to 142 Street, 149 Street and Yellowhead Trail

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7069KS Block 5 Lot 17
SIZE	8,612 sq.ft.±
SITE SIZE	2.11 acres±
SITE COVERAGE	9.3%
ZONING	BE (Business Employment)
AVAILABLE	October 1, 2025
CEILING HEIGHT	Pitched roof 20' at peak
LOADING	Two 12'x12' grade loading doors
LEASE TERM	3 - 10 years
POWER	400 amps (TBC)
DRAINAGE	Trench drain
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	\$15.75/sq.ft./annum on building including 1.11 Acres \$1.25/sq.ft./annum on 1 acres surplus land
OPERATING COSTS	\$2.80/sq.ft./annum
PROPERTY TAXES	\$8.70/sq.ft./annum

