

# **\$1,910,000 - 12003-15 145 Street, Edmonton**

MLS® #E4424874

**\$1,910,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Dominion Industrial, Edmonton, AB

11,400 SF freestanding 4 bay warehouse on .77 acres of land in Dominion Industrial Park. Current owner is retiring and occupies the middle two bays that will be vacated upon the winding down of his business so this would be an excellent opportunity for an owner user to own their space and enjoy the additional income from the other two tenants or an Investor looking for income producing property. Each bay has a load bearing mezzanine above the front office developments that has not been included in any sizing. Bay 1 - 2130 SF with 1 dock and 1 grade door, Bay 2 - 2790 SF with 1 grade door, Bays 3 & 4 - 3240 SF each with grade loading. Fenced and secured yard.

Built in 1973

## **Essential Information**

MLS® #	E4424874
Price	\$1,910,000
Bathrooms	0.00
Acres	0.00
Year Built	1973
Type	Industrial
Status	Active

## **Community Information**

Address	12003-15 145 Street
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Area	Edmonton
Subdivision	Dominion Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2H4

### **Exterior**

Exterior	Block
Roof	Tar & Gravel
Construction	Block

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	52
Zoning	Zone 40

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Listing information last updated on May 1st, 2025 at 6:47pm MDT