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## Edmonton Alberta

\$1,050,000

# 14536 118 Avenue NW, Edmonton, AB## PRIME MEDIUM INDUSTRIAL OPPORTUNITYExceptional owner-user or investment opportunity in a highly visible northwest Edmonton location. Situated along the busy 118 Avenue corridor, this freestanding commercial building offers approximately \*\*6,290 sq. ft. of building area\*\* on a \*\*10,568 sq. ft. lot\*\*, providing flexibility for a wide range of industrial and commercial operations.Strategically located with quick access to Yellowhead Trail, St. Albert Trail, Downtown Edmonton, and major transportation routes, the property benefits from excellent exposure, strong traffic counts, and convenient accessibility for customers, employees, and suppliers.### Property Highlightso Approx. 6,290 Sq. Ft. Building Areao Approx. 10,568 Sq. Ft. Lot Sizeo Medium Industrial Zoningo High Exposure Frontage on 118 Avenueo Excellent Signage Opportunitieso Owner-User or Investment Opportunityo Convenient Access to Yellowhead Trail & Downtown Edmontono Ample On-Site Parking and Loading Potentialo Fibre Internet Availableo Year Built: 1960o 2025 Assessed Value: \$828,500o 2025 Property Taxes: \$23,423.67### Ideal Uses? Contractor Services? Warehousing & Distribution? Manufacturing & Fabrication? Service Commercial Operations? Automotive Related Uses (subject to City approval)? Showroom & Industrial Flex Uses? Storage & Logistics OperationsThis is a rare opportunity to acquire a highly functional industrial property in an established commercial corridor with excellent accessibility and long-term growth potential.### Contact\*\*Sergio Maione\*\*780-231-7863\*\*Michael Pino\*\*780-238-8912\*\*MS Realty Collective - RE/MAX Elite\*\* (id:6769)

Listing Presented By:



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