



PERIGON
COMMERCIAL



FOR SALE/LEASE

14945 - 131 Avenue, Edmonton AB

ALIM ABDOL

Senior Advisor
aabdool@perigoninc.ca
780-906-3912

www.perigoncommercial.ca

FOR SALE/LEASE

Contact for Price



18,830 Sq Ft on 3.14 Acres of prime industrial land located in the Mistatim Industrial Park, just a 4 Minute drive to Yellowhead via 156 Street. Occupy 10,000 sq ft of shop space on a 1.2 Acre parcel while collecting income from various revenue streams, including Building B and land leases.

PROPERTY HIGHLIGHTS

- 18,830 sq ft of industrial space, comprising 2 buildings with a 14% build-out ratio, providing ample yard space.
- 5 Bay Doors, 3 drive-through, and 2 drive-in, including a wash bay.
- Professional Main and second-floor office, including kitchen, locker room, shower, and lunchroom.
- Secure, fenced, and paved yard space.
- 400 Amp and 600 Amp service, with Forced air for offices.
- Modern building design with construction completed in 2007.



WAREHOUSE & OFFICE



- 10,000 Square Feet Warehouse
- 1,480 Square Feet Second Floor Office
- 24' Ceiling Height
- 600 Amp Service
- 16' Overhead Doors; 3 drive-through bays, 2 drive-in bays

CROSS DOCK FACILITY



- 7,350 Square Feet
- 24' Ceiling Height
- 8 Dock Loading Doors
- 400 Amp Service



PROPERTY PHOTOS

OFFICE SPACE



PROPERTY PHOTOS

SHOP SPACES AND YARD



FOR SALE/LEASE

14945 131 Avenue, Edmonton AB



ALIM ABDOOL

Senior Advisor

aabdool@perigoninc.ca

780-906-3912

500, 9666 Jasper Avenue | Edmonton, AB T5H 3V5 | 780-426-4360

© 2025 Perigon Canada Inc. o/a Perigon Commercial (the Brokerage). All rights reserved. The information contained herein was obtained from sources deemed to be reliable and, while thought to be correct, the Brokerage does not represent, warrant or guarantee the accuracy, correctness or completeness of the information.



PERIGON
COMMERCIAL

www.perigoncommercial.ca

