

Courtesy Of Suki Keomanivong Of Sable Realty

## \$929,000 - 2 12920 156 Street, Edmonton

MLS® #E4424462

**\$929,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

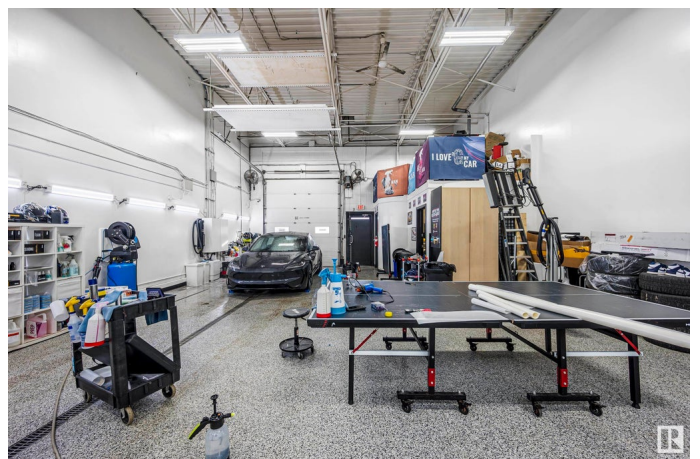
Mistatim Industrial, Edmonton, AB

Prime investment opportunity with a strong covenant tenant in place, ensuring long-term stability and excellent returns. This highly improved commercial property features \$400,000 in commercial-grade office and wash bay upgrades, designed for both functionality and professional appeal. The property includes two levels of modern office space, with six private offices upstairs and three offices on the main floor, along with a spacious boardroom and a fully equipped kitchen. High-end custom millwork enhances the aesthetics and durability of the space. There are three bathrooms conveniently located throughout the building for ease of use. The expansive wash bay is built to accommodate a variety of commercial needs. Situated in a prime location with excellent accessibility, this property offers a stable, high-quality asset with premium improvements. This is an exceptional opportunity for investors seeking a well-maintained and fully improved commercial space.

Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424462  |
| Price     | \$929,000 |
| Bathrooms | 0.00      |



|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 1975       |
| Type       | Industrial |
| Status     | Active     |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2 12920 156 Street  |
| Area        | Edmonton            |
| Subdivision | Mistatim Industrial |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5V 1E9             |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 40         |

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Listing information last updated on March 13th, 2025 at 4:02am MDT