

Centrally Located, Free-Standing Building

3,600 sf Building For Sale

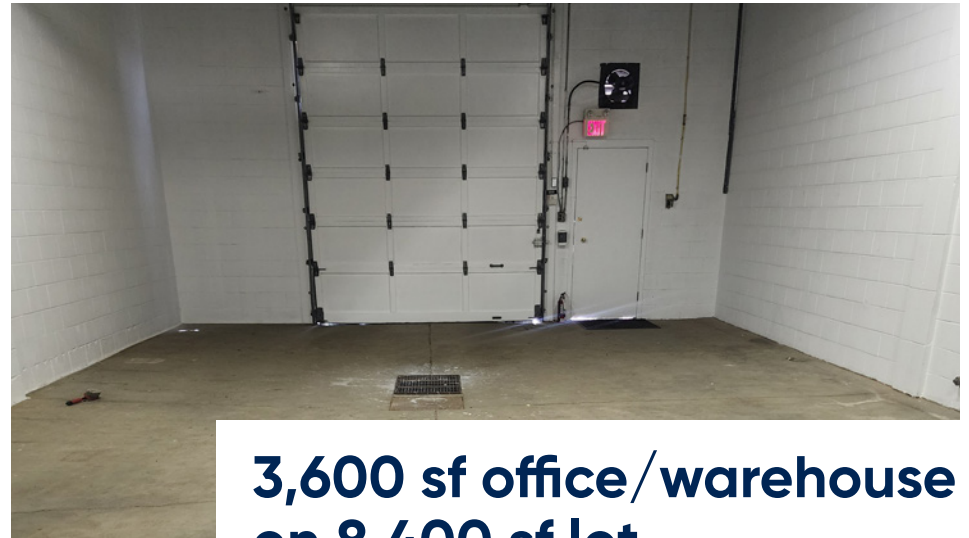


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12108-12110 - 121A Street



**3,600 sf office/warehouse
on 8,400 sf lot**

Space Profile

Legal Address:	Plan RN64 Block 24 Lot 3, 2
Building Size:	3,600 sf
Yard Size:	8,400 sf
Availability:	Immediately
Sale Price:	\$775,000.00
Taxes (2024):	TBD
Zoning:	IM-Medium Industrial
Year Built:	1966

Building Information

Power:	TBD
Parking	Fenced & Gated Lot + Street Parking
Loading:	(2) 10' x 12' Grade Doors
Ceiling Height	13' Clear

Features & Amenities

- Two separate office and showroom spaces
- Functional demised shop space
- Fenced & gated yard
- Fully serviced
- Two (2) sumps in warehouse

Floor Plan

Two separate entrances

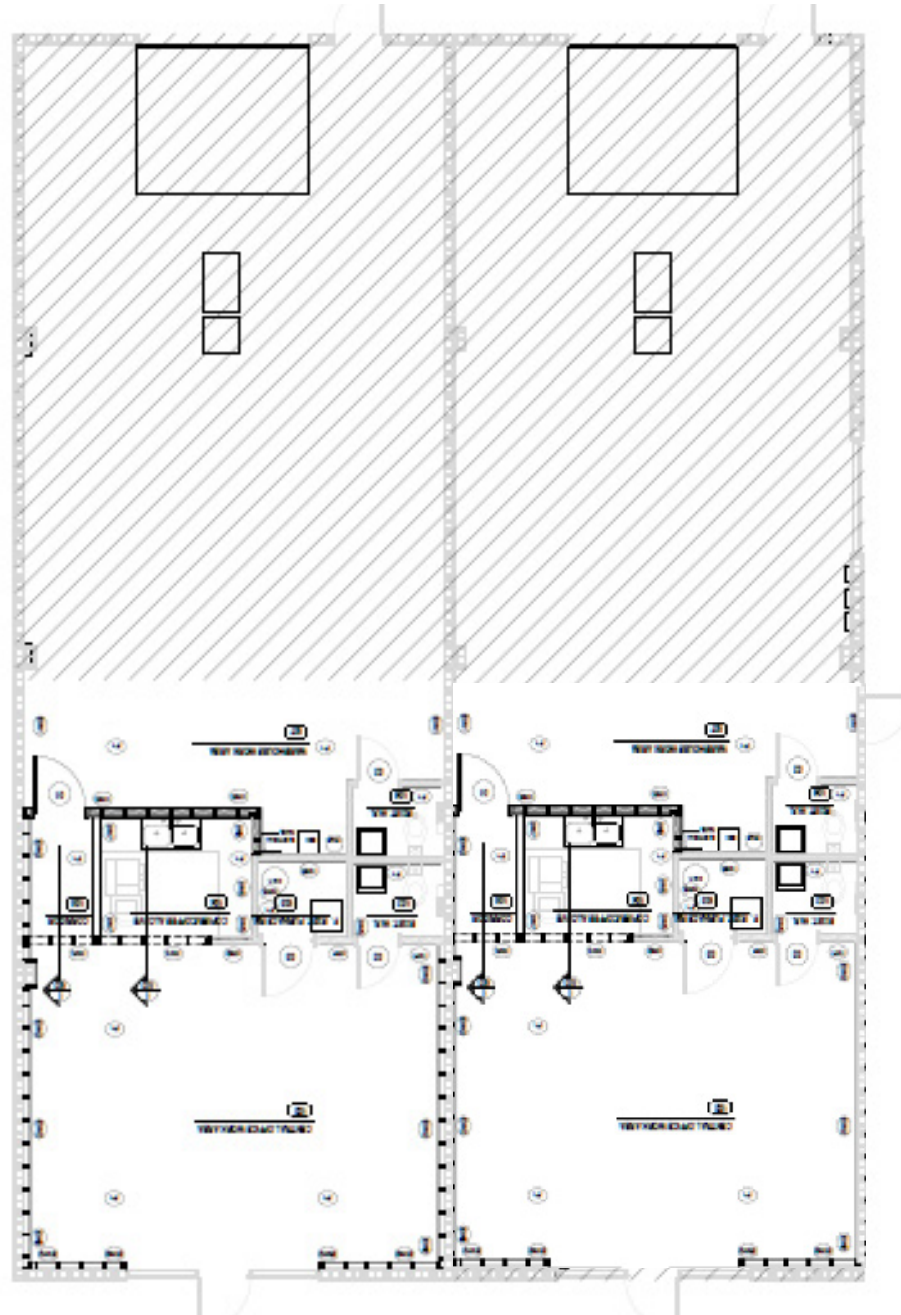
Two demised 1,800 sf bays

Four internal offices with
showroom space

Kitchenette

Mezzanine for storage

Two 10' x 12' loading grade
doors



*Floor plan not up to date

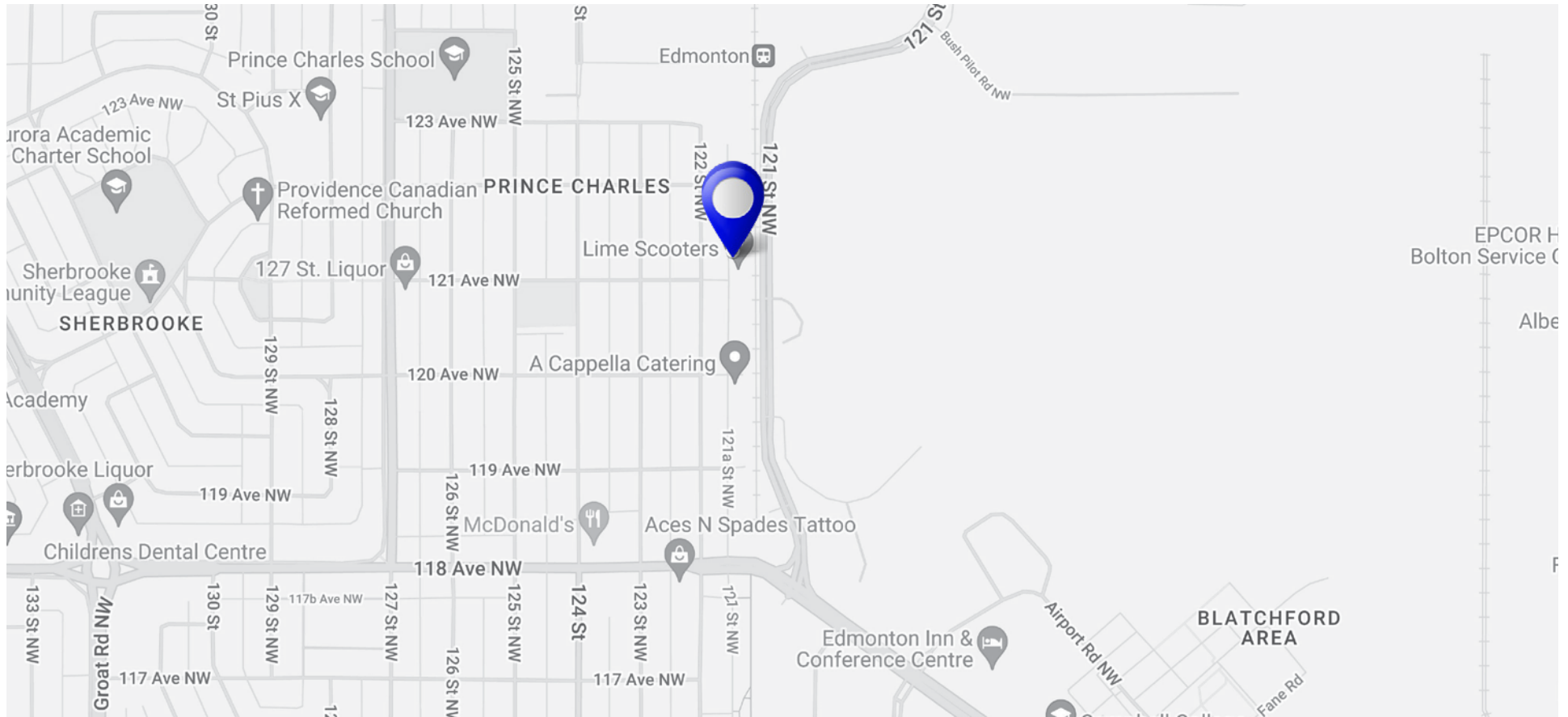
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Free-Standing Building located on 121A Street.

Centrally located free-standing building in the Prince Charles neighborhood, only 10 minutes to the city center and 4 minutes to Yellowhead Trail this property is in an excellent location. The office component is approximately 30% of the total square footage. The warehouse component includes two 12' drive-in bays. The building is divided by a demising wall creating two 1,800 sf bays.



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Agent Information

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