

## \$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	55
Zoning	Zone 40

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 5:47am MDT