



**LEASED**

**ALCO**

## ALCO BUILDING FOR SALE

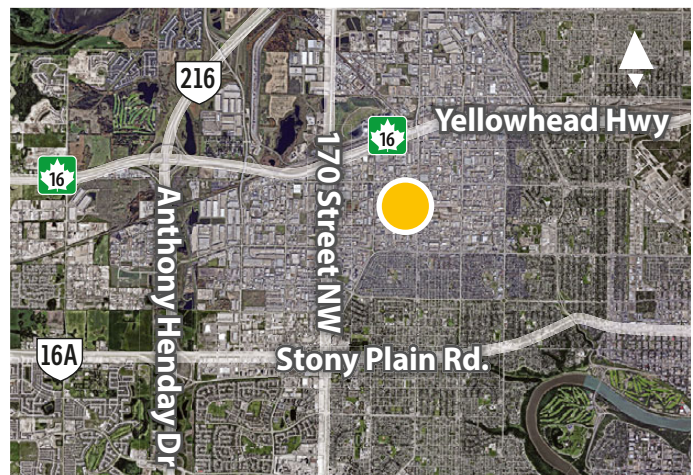
11650 156 Street NW  
Edmonton

**30,844** sf

Building

**2** ac

Land



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray McKay**, VICE PRESIDENT

C: 780-940-2100

O: 780-463-3332

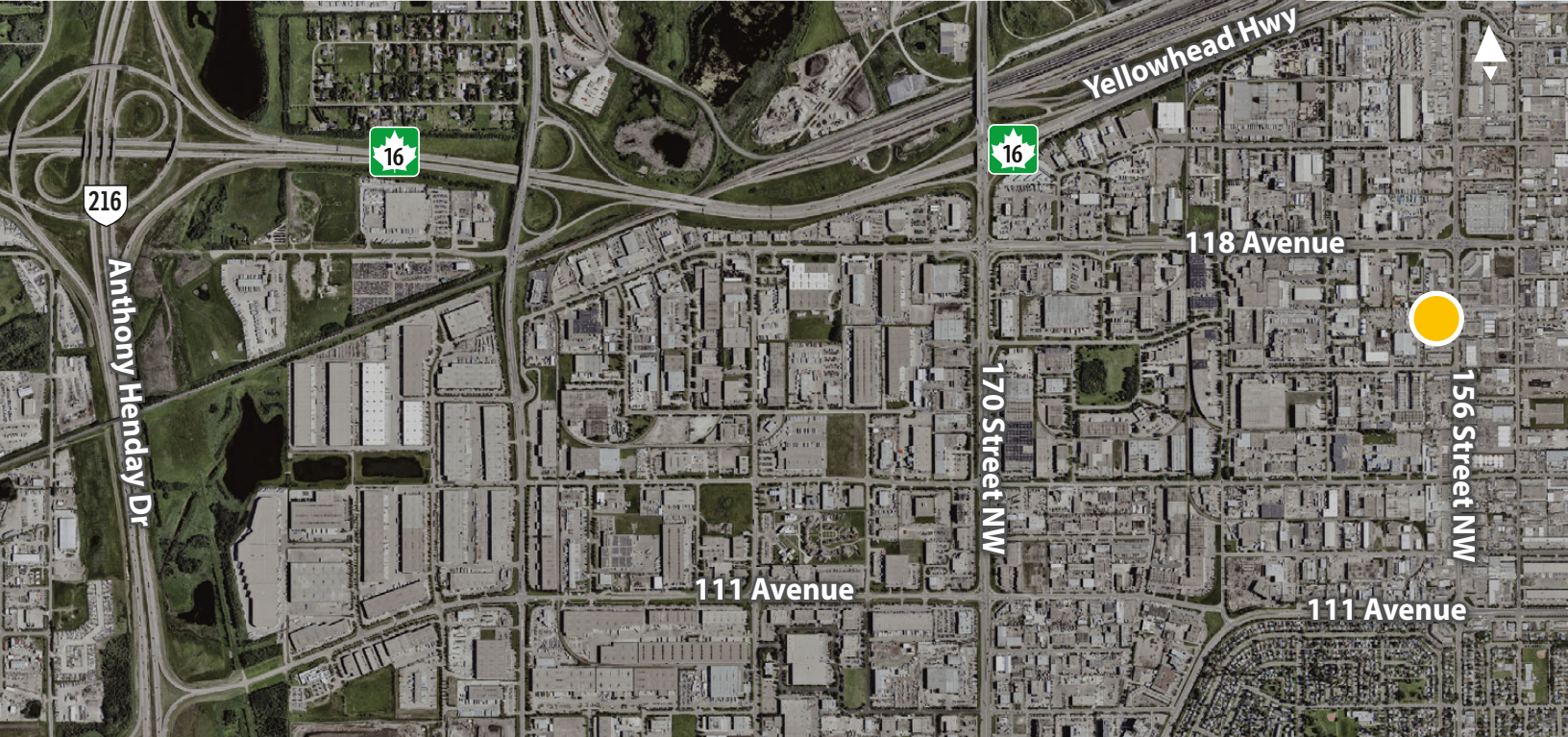
mmckay@barclaystreet.com

**BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





## PROPERTY INFORMATION

**ADDRESS:**  
11650 156 Street NW, Edmonton

**DISTRICT:**  
Alberta Park Industrial

**LEGAL DESCRIPTION:**  
Plan 6097AH; Block 3

**ZONING:** Medium Industrial (IM)

**BUILDING AREA:** 30,844 sf

**LAND AREA:** 2 acres

**CONSTRUCTION:**  
Concrete block and metal frame

**CLEAR HEIGHT:**  
26' at peak (TBV)

**POWER:**  
1200A, 600V, 3 phase (TBV)

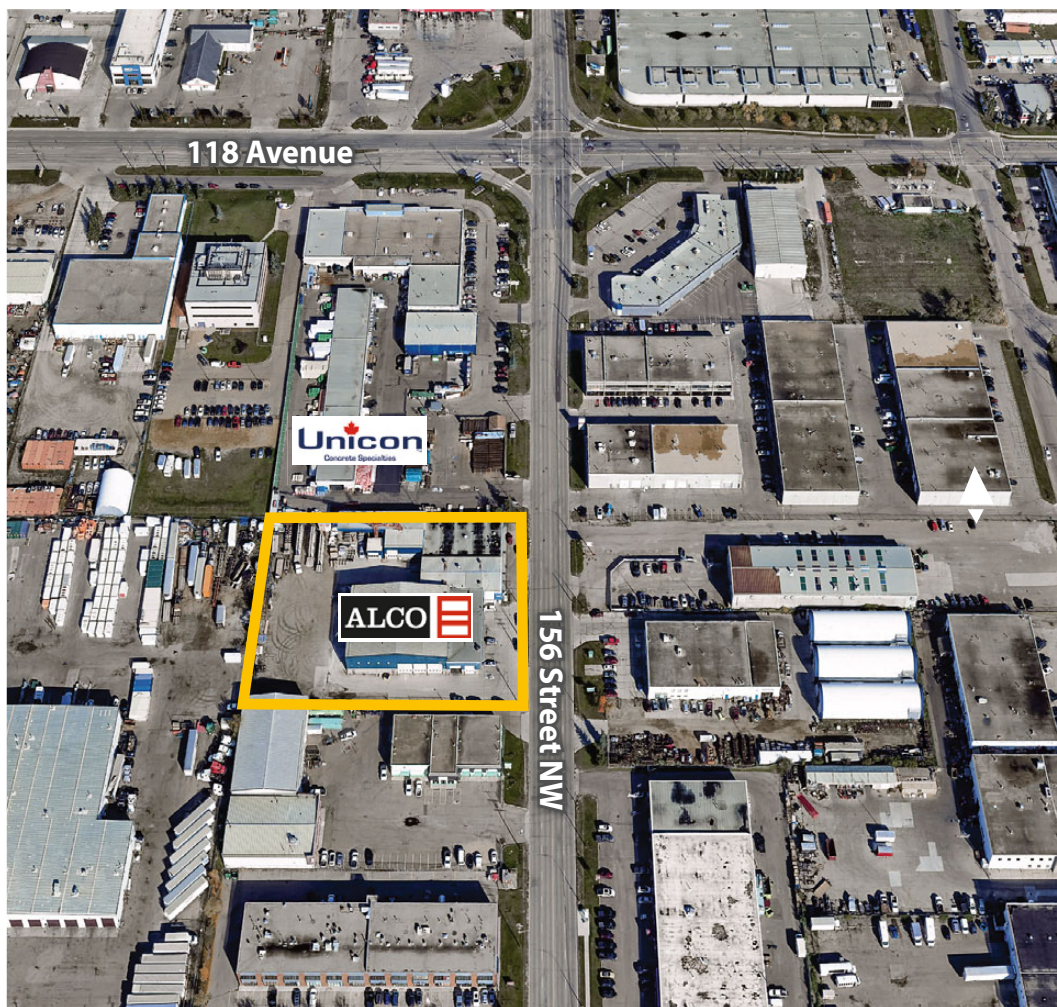
**GRADE LOADING:**  
Various 13' x 14' to 24' x 22'

**CRANES:**  
2 x 10 T; 2 x 2 T; 6 x 5 T

**HEATING:**  
Radiant tube heat and F/A

**COMMENTS:**

- » Free-standing building on commercial road.
- » Heavy power.
- » Vendor financing available.



## FINANCIAL INFORMATION

**TENANCY:** Alco Energy

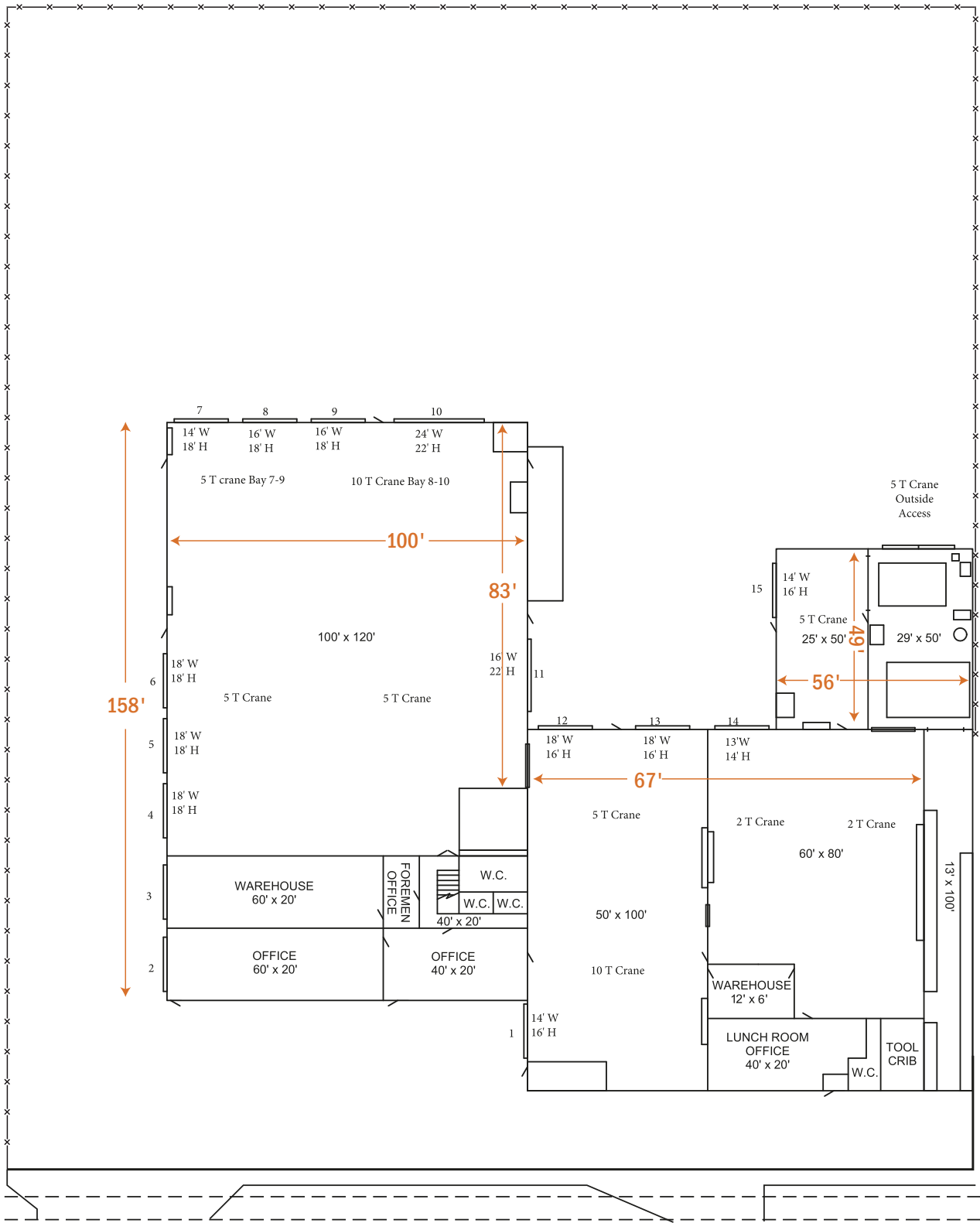
**TERM:** Negotiable

**NET INCOME:** Contact broker

**2025 TAXES:** \$121,896.44

**PRICE:** \$4,800,000





1 5 6 S T R E E T N W

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