

\$3,900,000 - 14315 128 Avenue, Edmonton

MLS® #E4452086

\$3,900,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

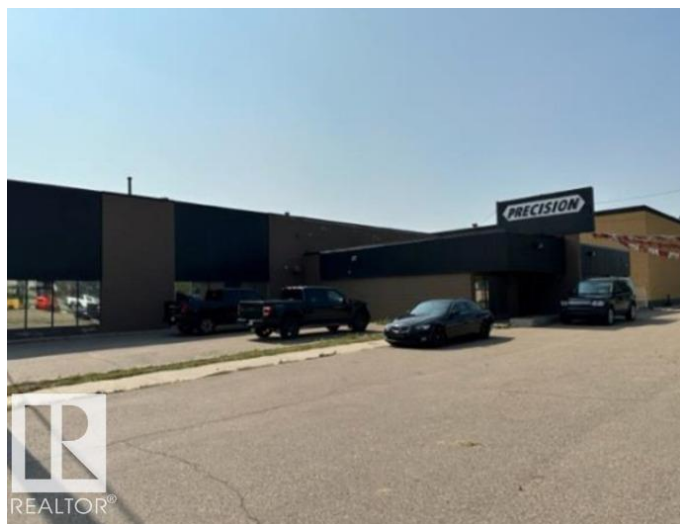
Bonaventure Industrial, Edmonton, AB

2 buildings, one title. Invest in a prime office/warehouse asset at 14315 128 Avenue, Edmonton, AB, priced at \$3,900,000! This multi-tenant office/warehouse complex offers 26,645 sq ft on 1.51 acres, appraised at \$3,930,000. Benefit from stable income with a projected \$281,094 annual Net Operating Income from two established tenants. Strategically located in the Bonaventure Industrial area, enjoy excellent access to major routes including Yellowhead Trail and St. Albert Trail. The property is in good condition with established, long-term tenants. Edmonton's industrial market is robust, featuring a record-low 3.1% vacancy rate and record 6.4 million square feet of positive net absorption. A stable, compelling investment opportunity in a thriving market!

Built in 1968

Essential Information

MLS® #	E4452086
Price	\$3,900,000
Bathrooms	0.00
Acres	0.00
Year Built	1968
Type	Office
Status	Active



Community Information

Address	14315 128 Avenue
Area	Edmonton
Subdivision	Bonaventure Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3H3

Exterior

Exterior	Concrete, Block
Roof	Flat Roof, Flexible Membrane
Construction	Concrete, Block

Additional Information

Date Listed	August 8th, 2025
Days on Market	17
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 August 25th, 2025 at 8:17am MDT