

## **\$825,000 - 14185 162 Avenue, Edmonton**

MLS® #E4419489

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Rampart Industrial, Edmonton, AB

This office/warehouse condo, located in Northwest Edmonton, offers a prime opportunity for businesses seeking easy access and functional space. With quick connections to Anthony Henday Drive, St. Albert Trail, and Yellowhead Trail, this unit provides 4600 sq. ft. of versatile space, including a second-floor concrete mezzanine. Each bay is equipped with radiant heating, sumps, and 125-200 amp, 120/208 volt, 3-phase power, making it ideal for a range of business needs. The 25' clear ceiling height and 14x16 grade loading doors provide ample space for high-stacking and efficient operations. Whether you're looking for storage, distribution, or light manufacturing space, this unit's combination of office and warehouse functionality makes it a perfect choice for growing businesses.

Built in 2015

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | E4419489   |
| Price      | \$825,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2015       |
| Type       | Industrial |
| Status     | Active     |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14185 162 Avenue   |
| Area        | Edmonton           |
| Subdivision | Rampart Industrial |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 1H9            |

## Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 66                 |
| Zoning         | Zone 40            |

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Listing information last updated on April 3rd, 2025 at 2:47am MDT