

Courtesy Of Noah Issa and Ali Shaben Of Sable Realty

# **\$659,000 - 1 12920 156 Street, Edmonton**

MLS® #E4424463

**\$659,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Mistatim Industrial, Edmonton, AB

Prime commercial opportunity on 156 Street with 25,000 vehicles per day, offering excellent visibility and accessibility. This unit features \$150,000 in commercial-grade office improvements, including four offices, a boardroom, a kitchen, one bathroom, and a custom reception with millwork finishes. The warehouse bay includes 14-foot bay door, 20 foot ceiling height, shared yard access, making it ideal for various business uses: Industrial Business, Vehicle Repair shop, car wash, cannabis retail, restaurants, health services, liquor store, recycling drop off center, gym and offices.

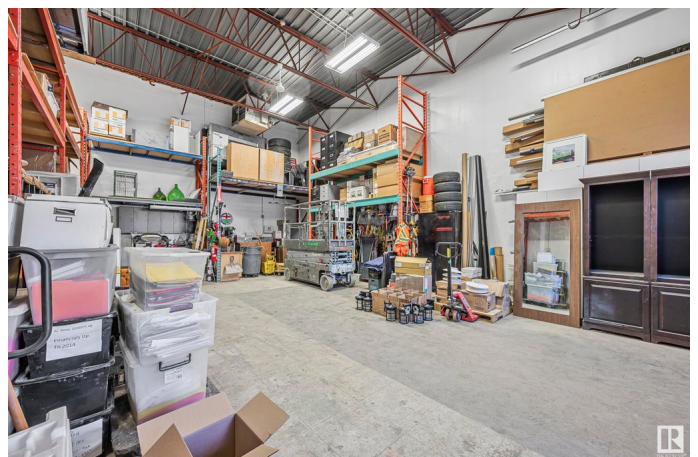
Built in 1975

## **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | E4424463   |
| Price      | \$659,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1975       |
| Type       | Industrial |
| Status     | Active     |

## **Community Information**

|         |                    |
|---------|--------------------|
| Address | 1 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 | 54              |
| Zoning         | Zone 40         |

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Listing information last updated on April 30th, 2025 at 2:17pm MDT