

## \$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 | 29               |
| Zoning         | Zone 40          |

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Listing information last updated on September 6th, 2025 at 7:32pm MDT