

## \$0 - 12946 148 Street, Edmonton

MLS® #E4442977

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Bonaventure Industrial, Edmonton, AB

Excellent lease opportunity. Combined office / warehouse space of 6606 sq ft . Front open space, approximately 1390sq ft, on main floor consists of reception area, office area, large boardroom with kitchen, 2 main floor washrooms. Mezzanine area, 1390 +/- sq ft, above office area, closed in, offers flexible use space & with separate washroom. Large warehouse, 24 ft ceiling, rear load leveling dock loading with 12x 12 overhead door, second dock loading with 8x 10 ft overhead door. Rear man door entrance Overhead heaters in warehouse area, force air furnace, A/C for offices. Great access to 149 street, St Albert Trail and Yellowhead Trail.

Built in 1980

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4442977   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|         |                  |
|---------|------------------|
| Address | 12946 148 Street |
| Area    | Edmonton         |



|             |                        |
|-------------|------------------------|
| Subdivision | Bonaventure Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5L 2H8                |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 40         |

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Listing information last updated on August 27th, 2025 at 1:02am MDT