

## \$2,200,000 - 12145 67 Street, Edmonton

MLS® #E4425032

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Opportunity for owner/user with existing income stream. Just minutes from downtown and north central Edmonton. Immaculate warehouse and office space. Office layout includes a mix of private offices and open workspaces (33% office, 66% warehouse). Clean environmental assessments. Individually metered units. Available for Lease: 9,503 sq.ft. Additional 3,856 sq.ft.± of second-floor office space available for lease (negotiable).

Built in 1980

### Essential Information

MLS® #	E4425032
Price	\$2,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Industrial
Status	Active

### Community Information

Address	12145 67 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB



Postal Code           T5B 1M6

**Exterior**

Exterior               Brick

Construction       Brick

**Additional Information**

Date Listed           March 10th, 2025

Days on Market     177

Zoning               Zone 06

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 September 3rd, 2025 at 12:47pm MDT