

# \$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	46
Zoning	Zone 40

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 March 14th, 2025 at 5:02pm MDT