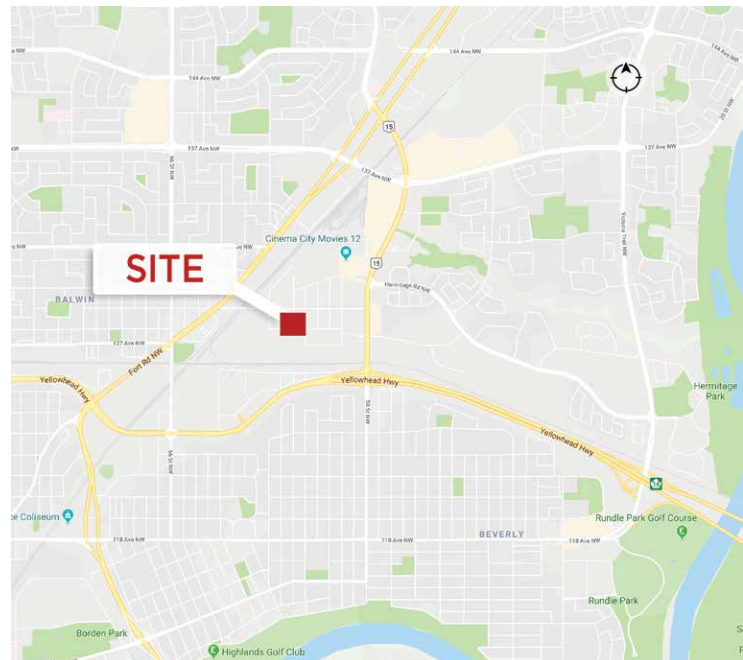




**Asking Price \$1,400,000.00 at a 7% Cap Rate**

### Property Details

Address:	12803 56 Street NW, T5A 0C9
Legal Description for Title Lot:	Lot 4, Block 19, Plan 4983AM Lot 3, Block 19, Plan 4983AM
Building Size:	±10,050 SF
Site Size:	±16,814 SF
Year Built:	1971
Neighbourhood:	Kennedale Industrial
Ward:	Ward 4
Current Zone:	IM - Medium Industrial Zone
Current Bylaw:	12800
Proposed Applications:	None



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**Aerial**



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