

# \$0 - 12036 149 Street, Edmonton

MLS® #E4454585

\$0

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Mitchell Industrial, Edmonton, AB

Located along the bustling 149 Street corridor in Northwest Edmonton, this impressive 9,500 ft<sup>2</sup> property presents a rare opportunity to elevate your business in one of the city’s most sought-after commercial zones. With exceptional visibility, high-traffic exposure, and prominent signage potential, your brand will stand out in style. Key features include a versatile layout to accommodate a wide range of business types—from retail and distribution to creative studios or service centers and a showroom and office area ideal for client-facing operations or administrative use. An expansive warehouse with both dock-level and grade-level loading for seamless logistics. This space offers limitless possibilities in a location that works.

Built in 1998

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4454585   |
| Lease Rate | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1998       |
| Type       | Industrial |
| Status     | Active     |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 12036 149 Street    |
| Area        | Edmonton            |
| Subdivision | Mitchell Industrial |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 2J2             |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 30                |
| 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 September 24th, 2025 at 9:17am MDT