

FOR LEASE

 CUSHMAN &  
WAKEFIELD  
Edmonton

# CANYON SPRING

16856 111 Avenue  
Edmonton, AB

CANYON SPRING  
Master Builder

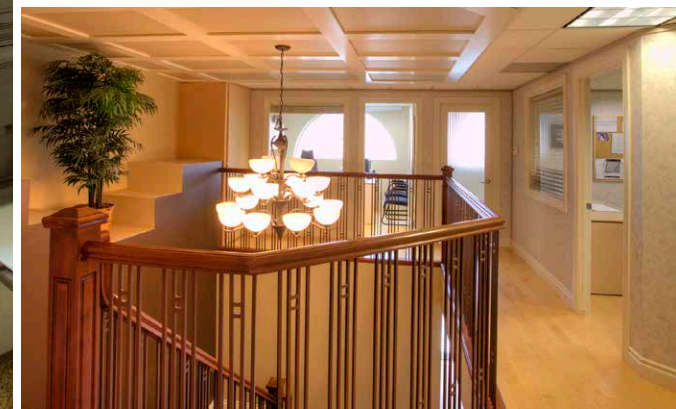
FULLY  
FINISHED  
OFFICE  
SPACE

**Lance Frazier**  
Senior Associate  
780 970 2650  
lance.frazier@cwedm.com

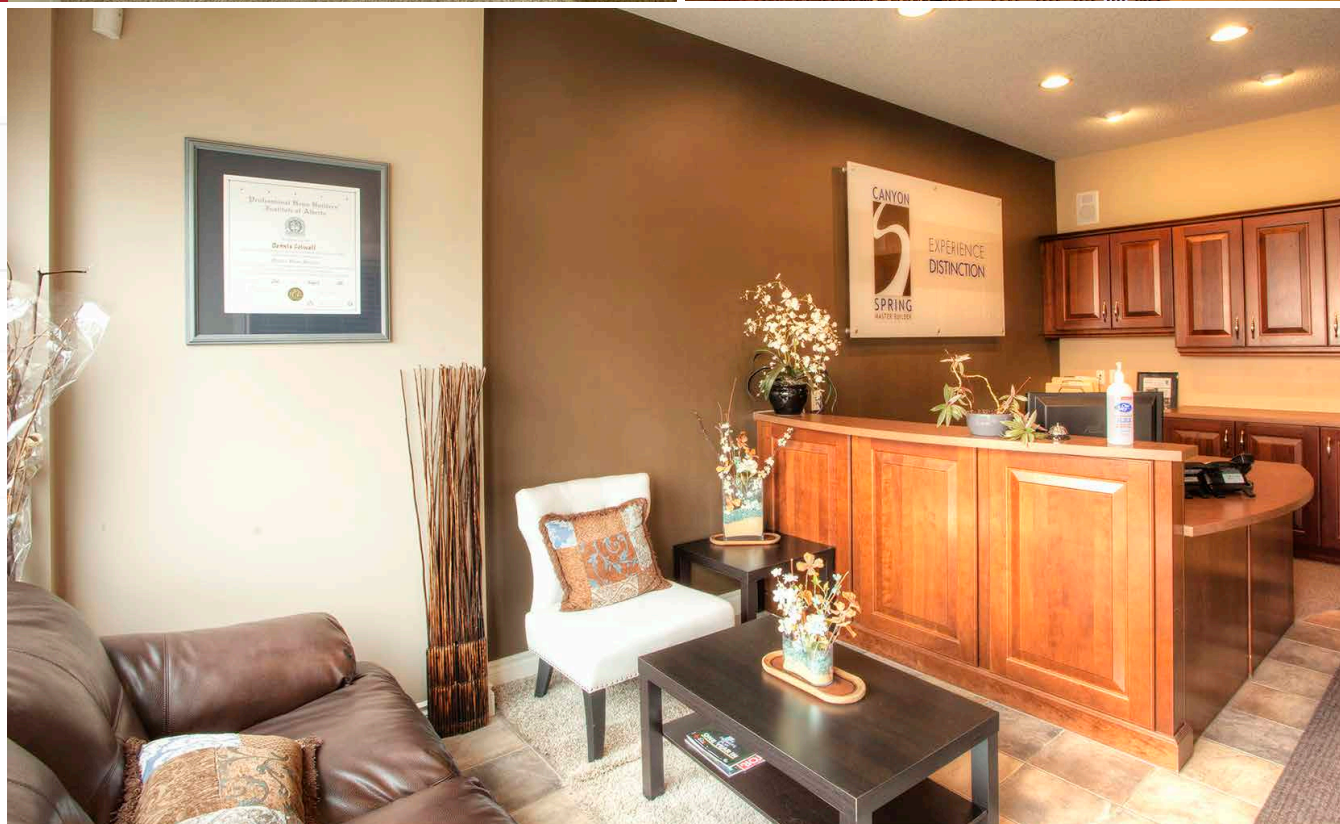
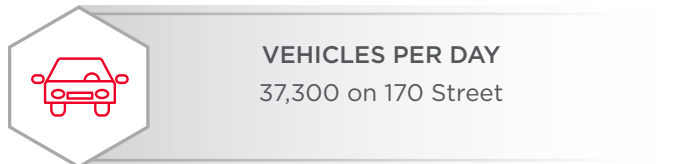
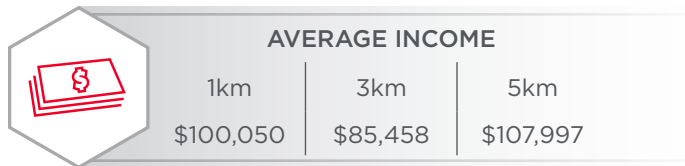
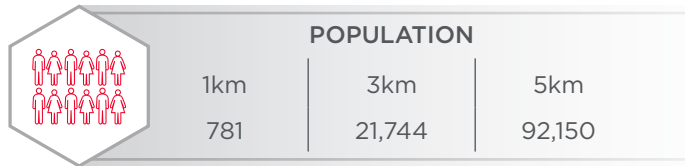
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# THE OPPORTUNITY

- Home Builder Office Great Finishes
- Located in 170 Street Business Park
- 2,650 SF on two Levels
- Ideal For Professional , Office and Support Services Zoning
- Commercial Condo For Lease
- Main Level 1440 SF / Second Level 1210 SF
- Superb Finishing
- Lease Rate \$16 per SF Net



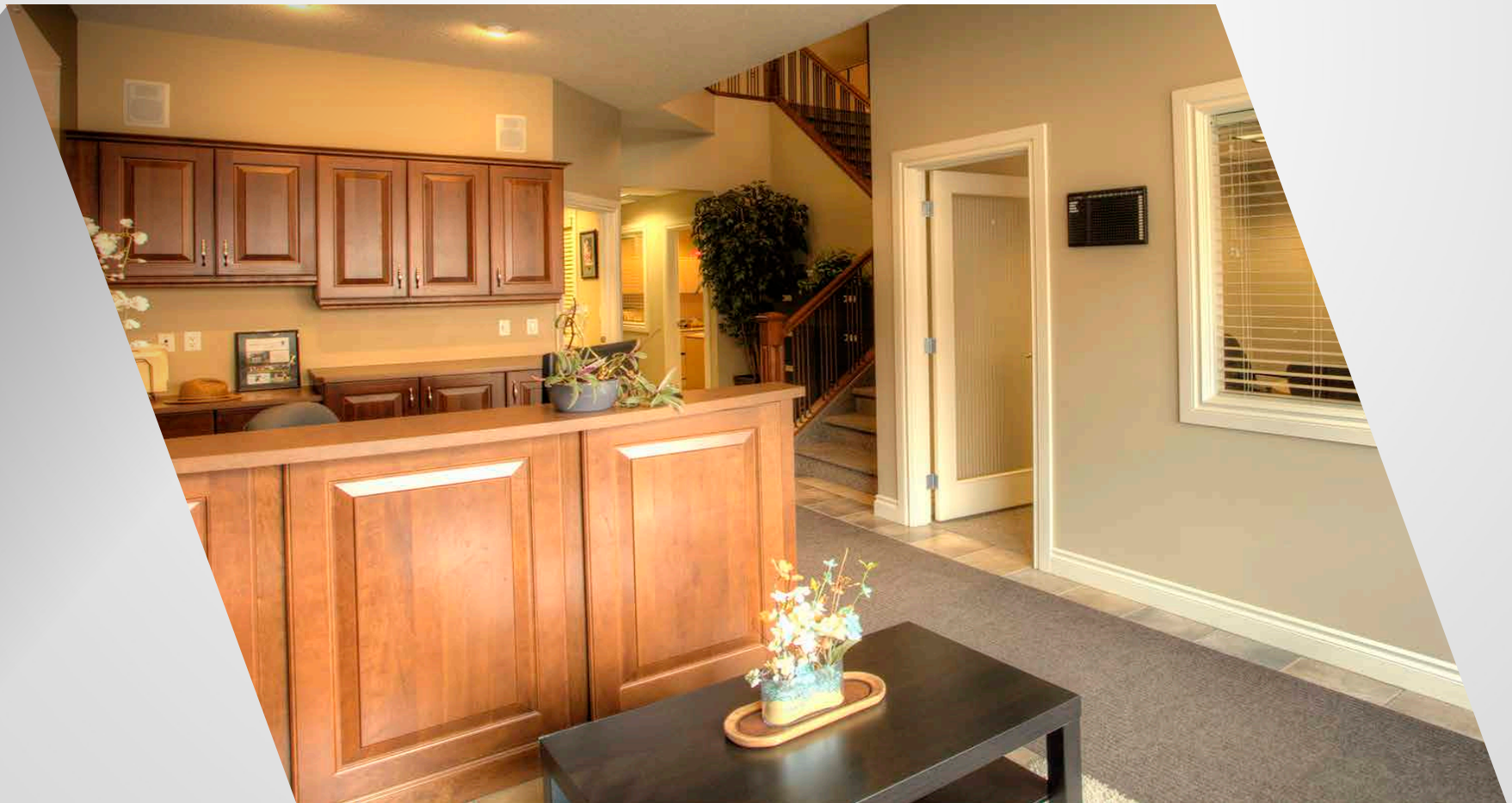
# DEMOGRAPHICS



# PROPERTY DETAILS

**Municipal Address:** 16856-111th Avenue  
**Legal Description:** Plan 9724094 Block 23  
**Zoning:** CB1  
**Neighborhood:** West Sheffield Industrial  
**Building Size:** 2,650 SF  
**Asking Rate:** \$16.00 per SF  
**Parking Area:** 3 Designated Surface Stalls Included

**Description:** Surface Parking  
**Lot Size:** Condominium  
**Utilities:** Separately Metered  
**Condo Fees:** \$510.98 Per Month (2022) / \$6,132 Per Year  
**Property Taxes:** \$10,765.63 Per Annum (2022)



**AERIAL**

170 STREET

**SITE**

111 AVENUE

MAYFIELD ROAD



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