

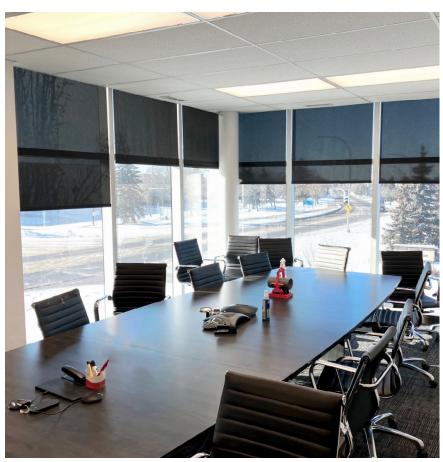
Office with Warehouse

17816 - 118th Avenue Edmonton, Alberta T5S 2W3

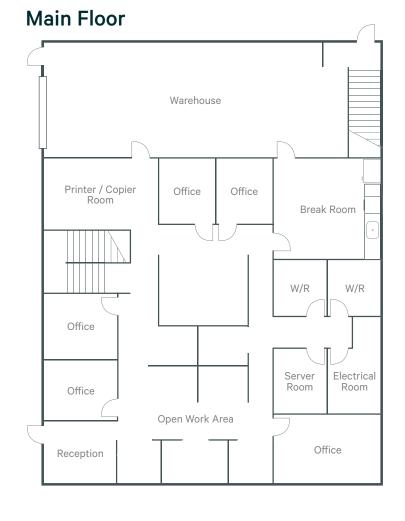


For Lease / Sale

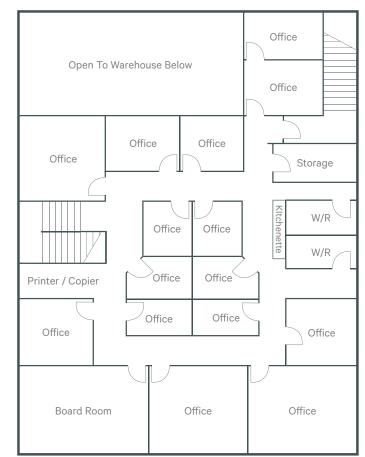
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2nd Floor



Click to View Virtual Tour

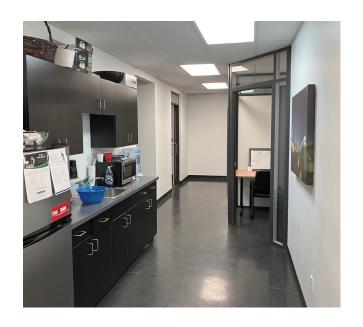
Office with Warehouse

The commercial property at 17816 118 Ave, is an exceptional business location available for lease or sale. This two-story building is strategically located in the north west region of the city, providing easy access to the Anthony Henday Drive and Yellowhead Highway. The property offers tenants ample surface parking and exterior signage opportunities.

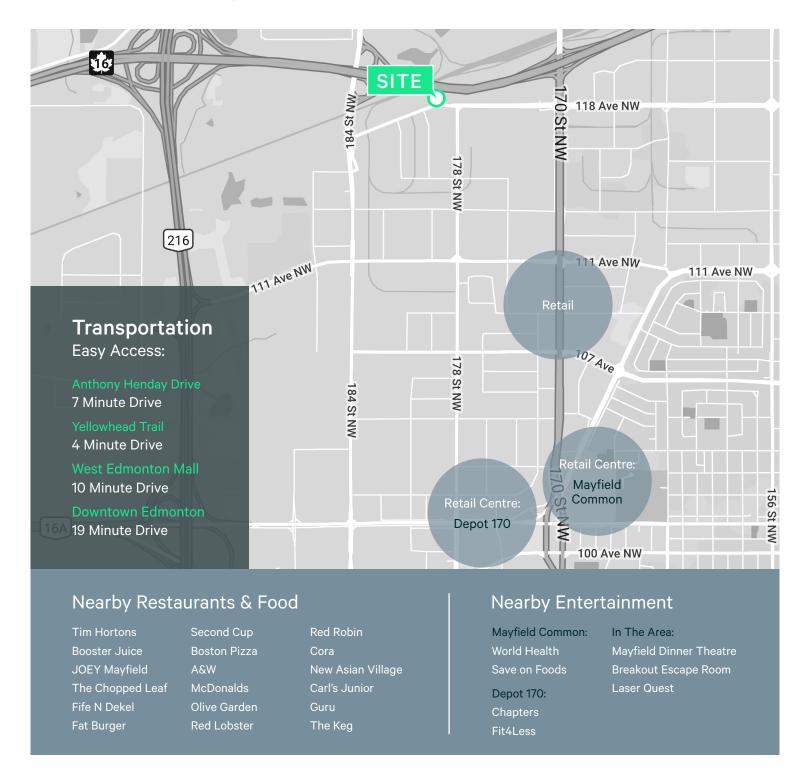
This rare opportunity features a well developed office space with a mix of open areas and private offices, kitchenettes and meeting spaces. The warehouse includes grade loading that can facilitate a range of uses. Its prime location, coupled with its well-developed office space and efficient warehouse, makes it an ideal option for businesses looking to lease or purchase.

Salient Details

Legal Description	Lot 16; Block 7; Plan 0425497	
Zoning	Business Employment Zone (BE)	
Year Built	2007	
Area Breakdown	Main Floor:	3,428 SF
	Second Floor:	4,011 SF
	Warehouse:	1,559 SF
	Total :	8,998 SF
Asking Sale Price	\$2,500,000.00	
Asking Lease Rate	\$16.00 PSF	
Operating Costs	Tenant to self-manage	
Property Taxes (2023)	\$42,545.78	
Parking	Ample surface	



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Find Out More

Jeff Simkin

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