

# Mayfield Business Centre

Office/Warehouse Bays

10539 - 170<sup>th</sup> Street  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

New Vacancy | 5,504 SF with Grade Loading



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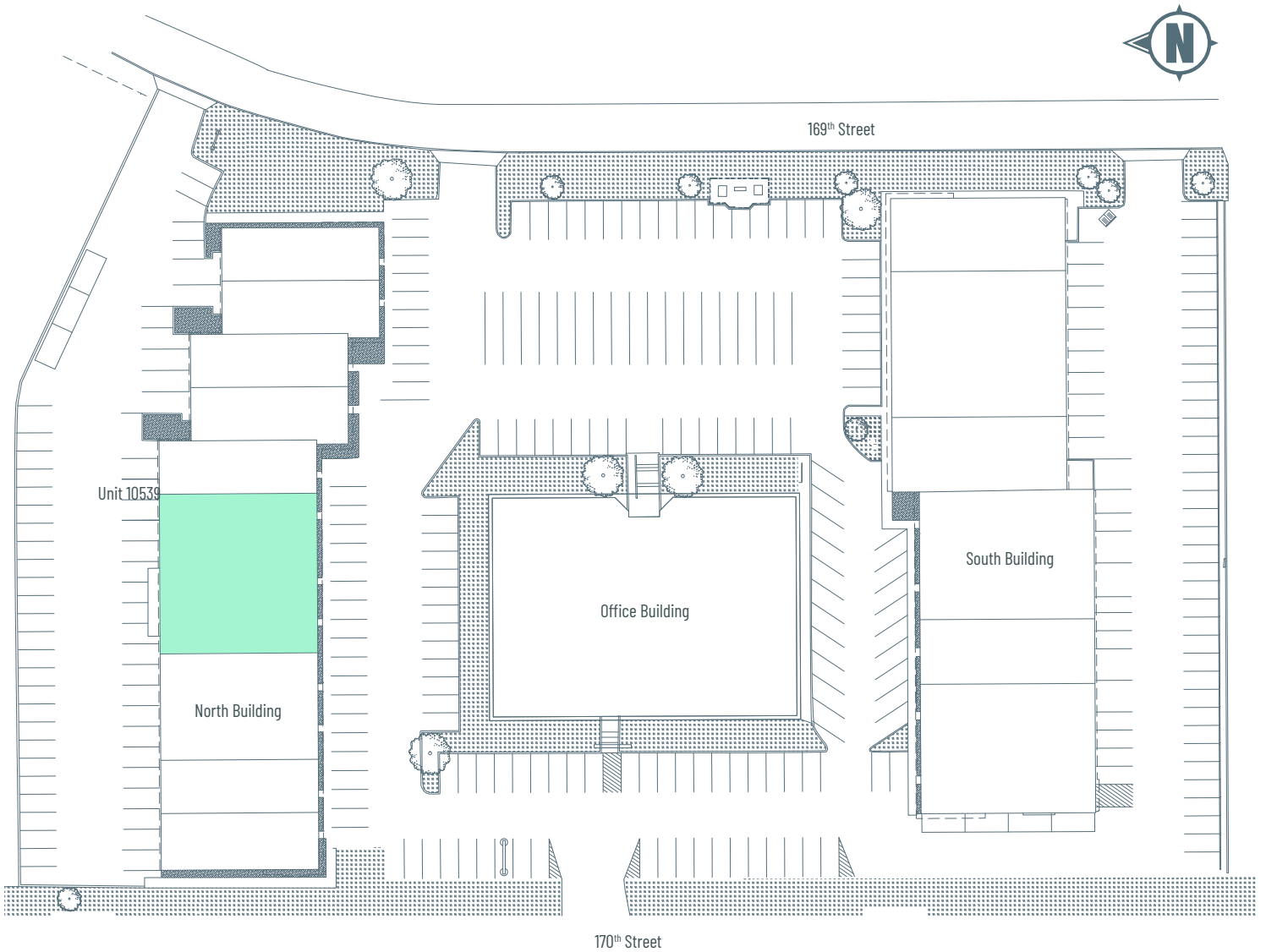
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**New Vacancy! 5,504 SF with Grade Loading**

Great west Edmonton location with direct exposure to 170<sup>th</sup> Street. Quick access to Yellowhead Trail, Highway 16, Whitemud Drive, 170<sup>th</sup> Street, Anthony Henday Drive, Stony Plain Road, and Mayfield Road. The building features ample, energized parking. The property has the potential to accommodate a wide range of uses including showroom/retail, warehouse, office, and industrial uses.

Legal Address	Plan 1844TR; Block 2; Lot 8	Office A/C	Yes
Zoning	BE - Business Employment	Power	100 amp, 120/208 volt, 3-phase <i>*To be confirmed</i>
Available Area	5,504 sq. ft.	Sprinklers	No
Grade Loading	(3) 8' x 10' powered sunshine doors	Parking	Ample unreserved
Ceiling Height	16' clear	Op Costs (2024)	\$9.69 per sq. ft. / annum
Lighting	LED	Lease Rate	Market
Heating	Forced air	Available	Immediately

## Site Plan



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# For Lease



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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