

Office with Warehouse

17816 - 118th Avenue
Edmonton, Alberta T5S 2W3



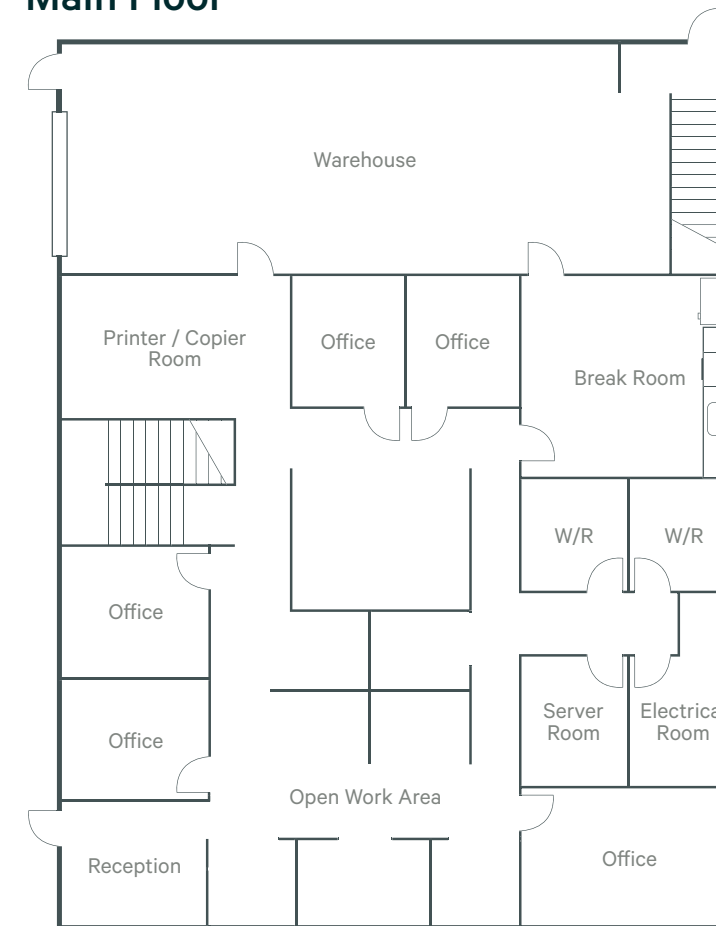
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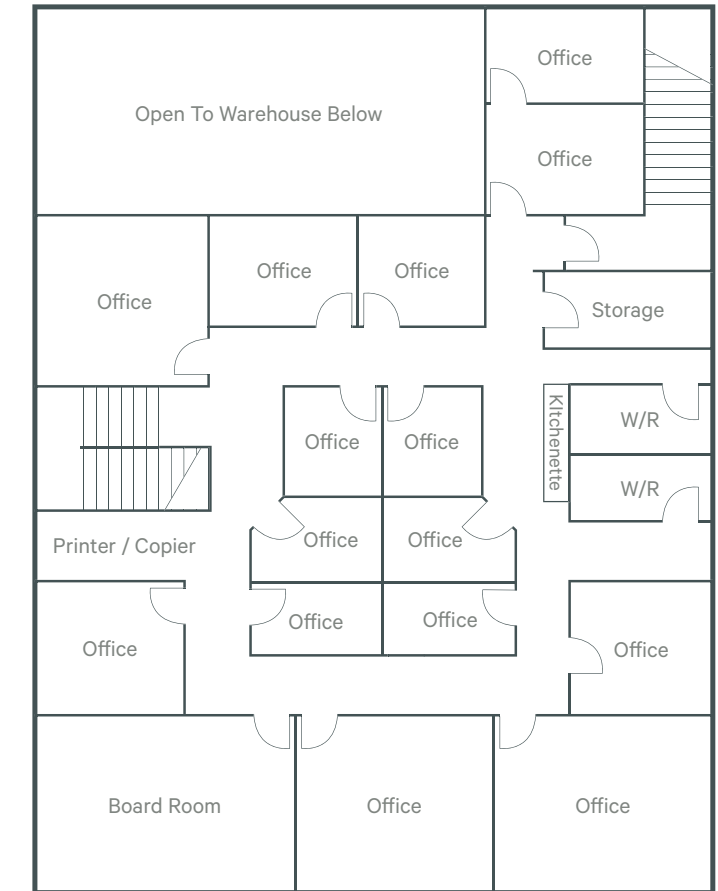
For Lease / Sale



Main Floor



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

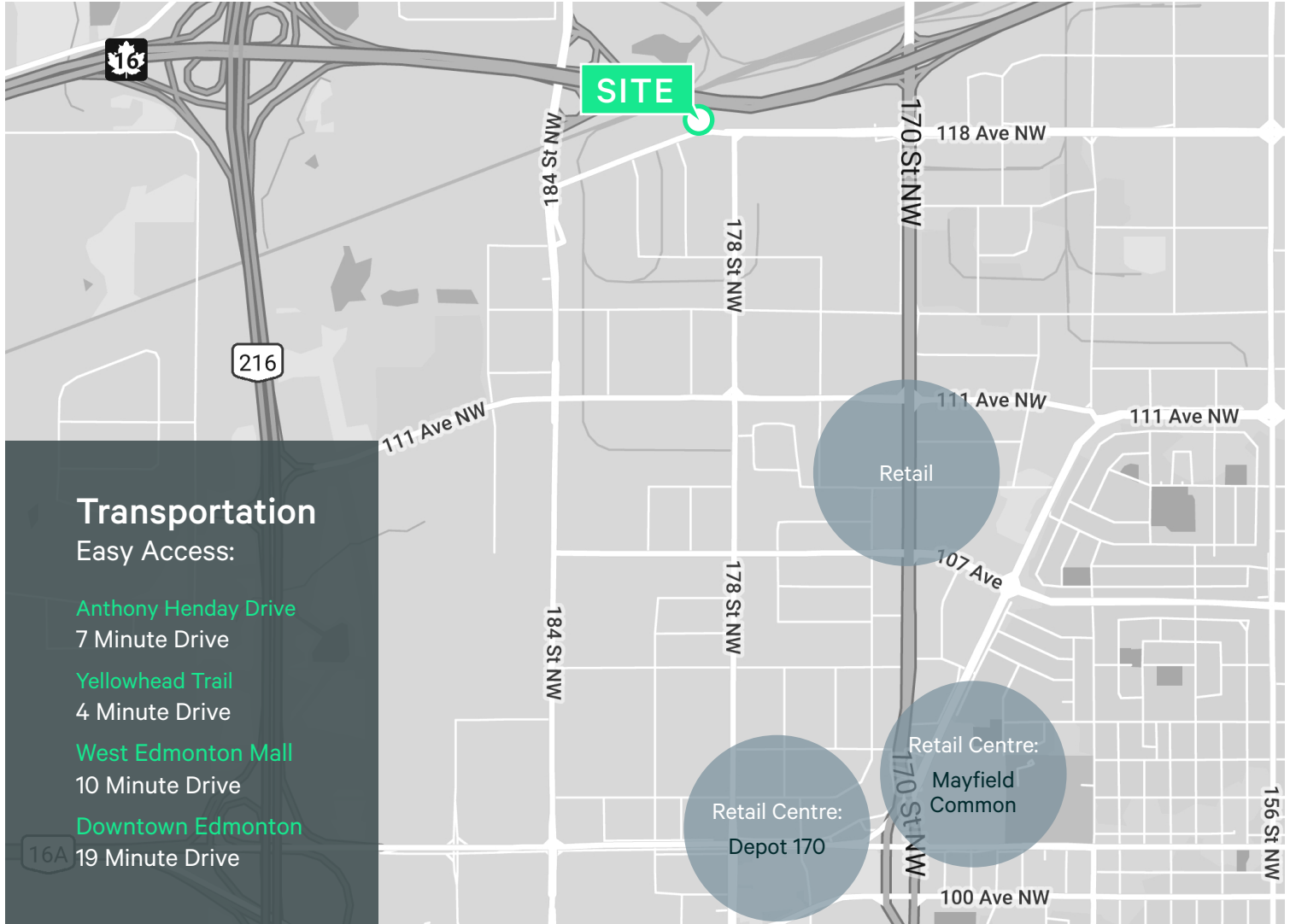
Legal Description	Lot 16; Block 7; Plan 0425497
Zoning	Business Employment Zone (BE)
Year Built	2007
Area Breakdown	Main Floor: 3,428 SF Second Floor: 4,011 SF Warehouse: 1,559 SF Total : 8,998 SF
Asking Sale Price	\$2,500,000.00
Asking Lease Rate	\$16.00 PSF
Operating Costs	Tenant to self-manage
Property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



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Transportation

Easy Access:

Anthony Henday Drive

7 Minute Drive

Yellowhead Trail

4 Minute Drive

West Edmonton Mall

10 Minute Drive

Downtown Edmonton

19 Minute Drive

Nearby Restaurants & Food

Tim Hortons

Booster Juice

JOEY Mayfield

The Chopped Leaf

Fife N Dekel

Fat Burger

Second Cup

Boston Pizza

A&W

McDonalds

Olive Garden

Red Lobster

Red Robin

Cora

New Asian Village

Carl's Junior

Guru

The Keg

Nearby Entertainment

Mayfield Common:

World Health

Save on Foods

Depot 170:

Chapters

Fit4Less

In The Area:

Mayfield Dinner Theatre

Breakout Escape Room

Laser Quest

Find Out More

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