



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

# SPACE RARE SMALL INDUSTRIAL CONDO

18965 - 111 Avenue NW, Edmonton, AB

**PRIME 1,984 SF CONDO - READY FOR CUSTOM BUILDOUT!**

## PROPERTY HIGHLIGHTS

- This exceptional 1,984 square foot industrial condo offers an unbeatable opportunity for customization, making it the perfect canvas to bring your vision to life. Situated in a thriving industrial complex, this property combines functionality with flexibility, catering to a variety of commercial uses including creative workspace, and manufacturing.
- Conveniently located in a well-maintained industrial park with immediate and easy access to Anthony Henday Drive and public transportation.

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Royce Johnson**  
Associate  
780 702 2950  
[royce.johnson@cwedm.com](mailto:royce.johnson@cwedm.com)

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**AERIAL**



## PROPERTY DETAILS

<b>Municipal Address:</b>	18965 - 111 Avenue NW, Edmonton, AB	<b>Heating:</b>	Radiant Tube
<b>Legal Description:</b>	Plan 1320287, Unit 17	<b>Power:</b>	TBC
<b>Zoning:</b>	BE - Business Employment	<b>Plumbing:</b>	Roughed-In 2 piece washroom
<b>Neighbourhood:</b>	White Industrial	<b>Loading:</b>	12' x 12'
<b>Building Size:</b>	1,924 SF	<b>Condo Fees:</b>	TBC
<b>Built:</b>	2012	<b>Clear Height:</b>	22' Clear
<b>Property Taxes:</b>	11,815.76 (2024)	<b>Construction Type:</b>	Steel frame
<b>Property Tax Assessment:</b>	446,500 (2024)	<b>Sale Price:</b>	\$465,000
<b>Floor Drain:</b>	Yes		

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