

FOR SALE / LEASE
FREESTANDING
INDUSTRIAL SERVICE &
SHOWROOM FACILITY
17104 - 111 Avenue, Edmonton, AB



REDUCED RATE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Outstanding west Edmonton location
- Exposure to 111 Avenue and 170 Street
- Ample on site parking
- Building and pylon signage
- Drive through shop
- Make-up air system
- Large showroom and customer service area



PROPERTY DETAILS

MUNICIPAL ADDRESS
17104 - 111 Avenue, Edmonton, AB

LEGAL DESCRIPTION
Plan 0620202, Block 9
Lot 10A

YEAR BUILT
2005

MARKET
Armstrong Industrial

SITE SIZE
1.41 Acres

BUILDING AREA
Main Floor Office, Showroom &
Warehouse: 11,968 SF
Second Floor Office: 1,863 SF
TOTAL: 13,831 SF

*All measurements to be verified
by purchaser/tenant

POWER
800 A, 208 V - To be verified by user

MAKE UP AIR SYSTEM
Yes

LEASE RATE
\$18.50 PSF

OPERATING COST
TBC

TAXES
\$51,483.95 (2024)

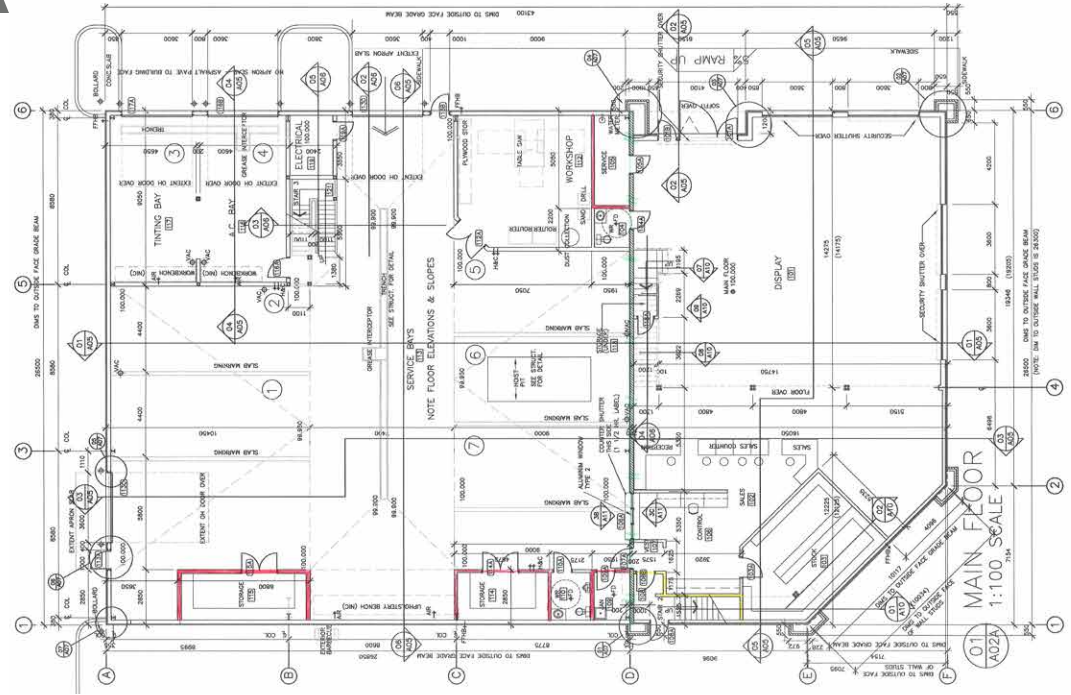
SALE PRICE
Market

AVAILABILITY
Immediate Occupancy

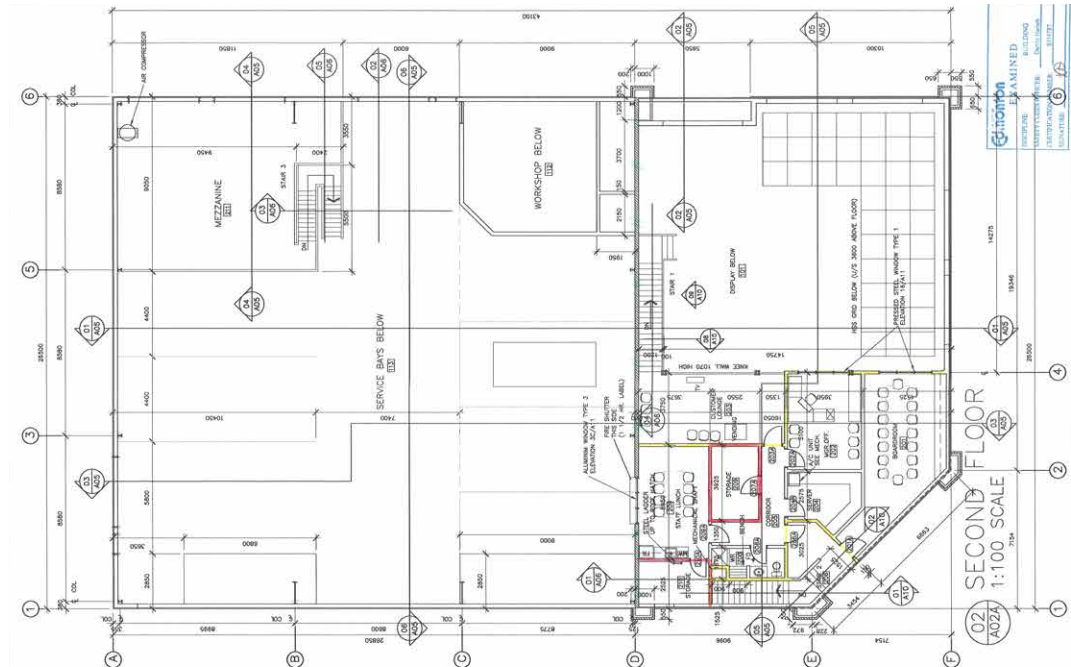
ZONING
Business Commercial (CB)

FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



AERIAL



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