

**EXCELLENT OWNER USER OPPORTUNITY**

**35,800 SF ON 3.4 ACRES - FULLY PAVED**

**FOR SALE/LEASE**

**11510 168 STREET  
EDMONTON, AB**

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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# PROPERTY HIGHLIGHTS

- Lots of yard/powered parking
- Ample Power - 1,000 Amps, 120/208V
- Dock & grade loading
- Fibre Optics in building
- Easy access to 170th Street, Anthony Henday

# PROPERTY DETAILS

- Municipal Address: 11510 168 Street
- Zoning: **Medium Industrial (IM)**
- Neighbourhood: **Norwester Industrial**
- Building Size: **35,800 SF**
- Year Built: **1976**
- Lot Size: **3.4 Acres**
- Parking: **Up to 168 paved stalls plus Yard**
- Leasable Area Available: **Up 35,800 SF** (ability to convert up to 30,000 SF warehouse)
- Loading: **Dock (2) 8' x 8'**  
**Grade (3) 10' x 10'**
- Ceiling Height: **17' and 14'**

# FINANCIAL DETAILS

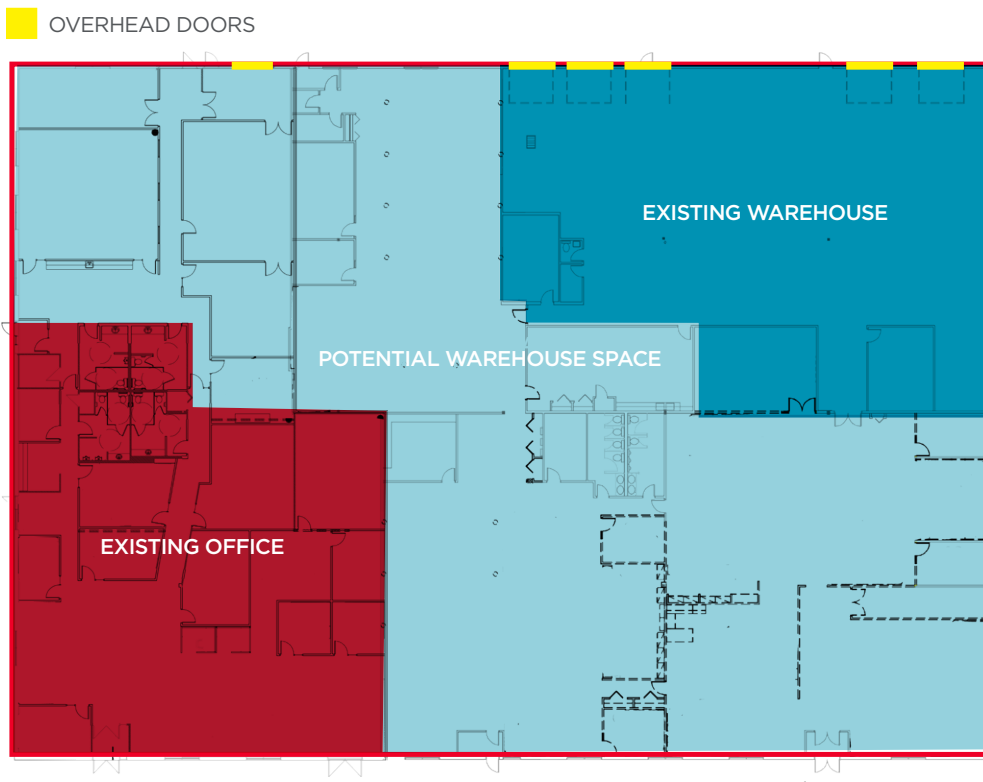
## LEASE DETAILS

Lease Rate: **Starting at \$10.00 per SF**  
Additional Rent: **\$7.23 per SF**  
(**\$3.86 per SF - Property Taxes**)

## SALE DETAILS

Sale Price: **\$5,728,000.00** (\$160.00 per SF)  
Property Taxes (2024): **\$138,188.00**

# FLOOR PLANS



# IDEAL USERS



DISTRIBUTION



ENGINEERING/CONSULTING



MANUFACTURING

# BENEFITS OF ACQUISITION



OWNER/USER OPPORTUNITY WITH EXISTING INCOME IN PLACE



STRATEGIC NORTH WEST LOCATION WITH ACCESSIBILITY



POTENTIAL CANDIDATE FOR REZONING FOR INCREASED USES

# PROPERTY PHOTOS







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