

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

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher Associate 587 597 5475 nick.mytopher@cwedm.com Kurt Paull, sior Associate Partner 780 702 4258 kurt.paull@cwedm.com Max McPeak Associate 780 700 5038 max.mcpeak@cwedm.com

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## PROPERTY HIGHLIGHTS

- Lots of yard/parking
- Move-in ready office/warehouse space
- · Partially tenanted building
- 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: 5.0 Stalls per 1,000SF
- Leasable Area:

11510 168 Street: 11,984 SF

(2,000 SF additional outdoor patio space)

11522 168 Street: 15,729 SF (8,939 SF warehouse)

### FINANCIAL DETAILS

#### LEASE DETAILS

Lease Rate: Starting at \$11.00 per SF

Additional Rent: \$7.02 per SF

#### SALE DETAILS

Sale Price: Market

Property Taxes (2023): \$124,746.24

#### FLOOR PLANS

11510 168 Street - 11,984 SF

11522 168 Street - 15,729 SF (8,939 SF Warehouse)



#### **IDEAL USERS**



**DISTRIBUTION** 



**ENGINEERING/CONSULTING** 



RESEARCH AND DEVELOPMENT

#### BENEFITS OF ACQUISITION



OWNER/USER OPPORTUNITY WITH EXISTING INCOME IN PLACE



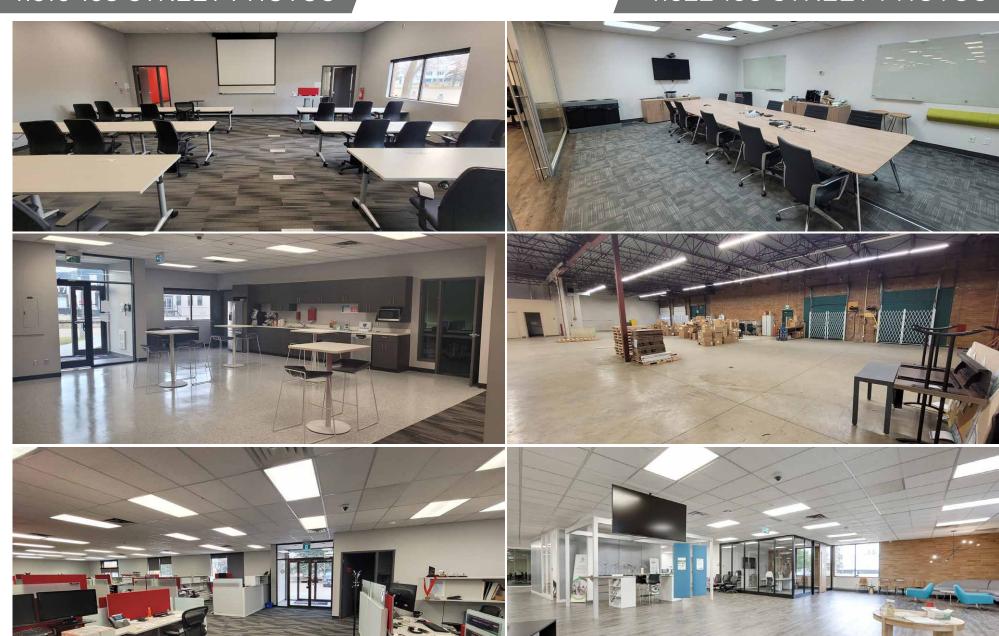
STRATEGIC NORTH WEST LOCATION WITH ACCESSIBILITY

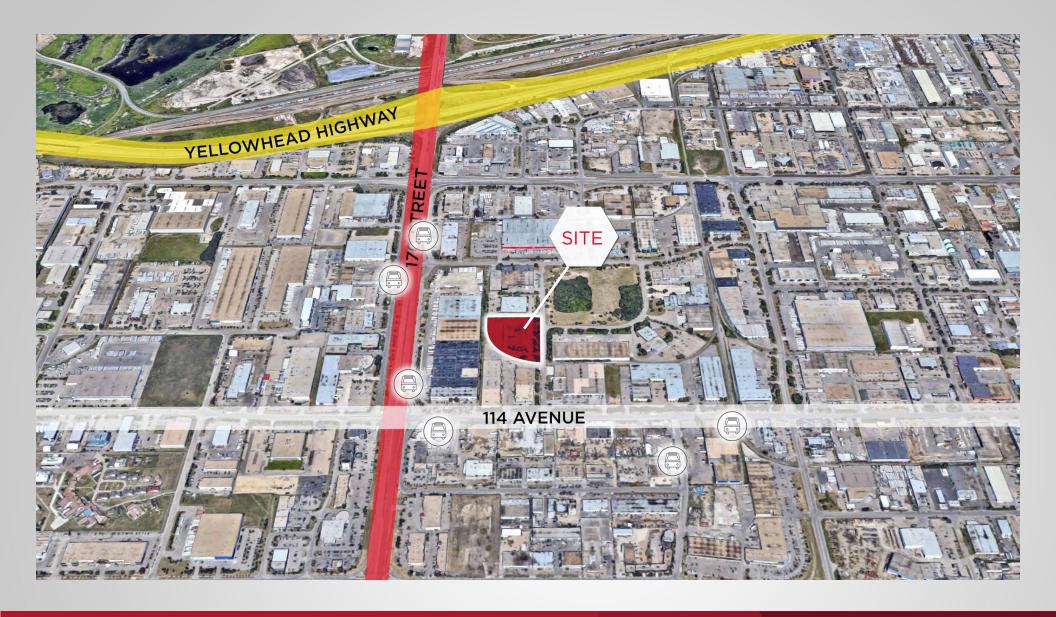


POTENTIAL CANDIDATE FOR REZONING FOR INCREASED USES

# 11510 168 STREET PHOTOS

## 11522 168 STREET PHOTOS







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