

**EXCELLENT INVESTMENT/OWNER
USER OPPORTUNITY**

35,800 SF ON 3.4 ACRES

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/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

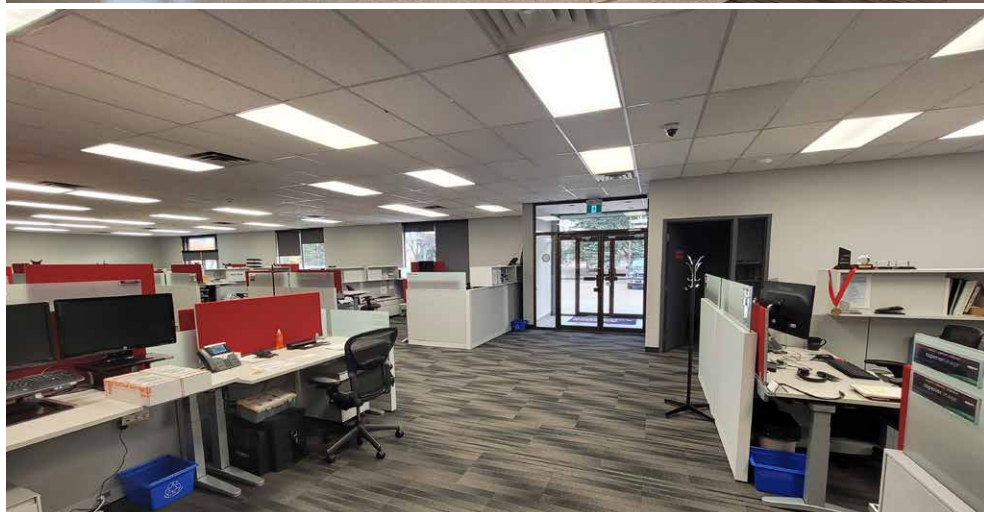


STRATEGIC NORTH WEST LOCATION WITH ACCESSIBILITY



POTENTIAL CANDIDATE FOR REZONING FOR INCREASED USES

11510 168 STREET PHOTOS



11522 168 STREET PHOTOS



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