

FOR SALE/LEASE

Element Condo

7,111 SF Condo with
Dock & Grade Loading

10516 184 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

- Brand new 7,111 SF showcase industrial condo
 - 5,653 SF of main floor warehouse
 - 1,458 SF second floor office
 - Two skylights
- Rare combination of Dock and Grade loading in Northwest Edmonton
- Direct exposure onto 184th Street with quick access to Stony Plain Road, 178th Street, 170th Street, Anthony Henday Drive and Yellowhead Trail



PROPERTY DETAILS

MUNICIPAL ADDRESS

10516 - 184 Street, Edmonton AB

CURRENT ZONING

IB - Business Industrial

NEIGHBORHOOD

Poundmaker Industrial

PROPERTY TAXES (2023)

\$40,061.79 (\$5.63/SF)

CONDO FEES

\$1,578.15 (\$0.22/SF) Includes Water

SALE PRICE

\$1,850,000

LEASE RATE

\$12 per SF

YEAR BUILT

2020



YELLOWHEAD HIGHWAY

ANTHONY HENDAY

184 STREET

SITE

HIGHWAY 16A

BUILDING FEATURES

CONSTRUCTION

Pre-cast concrete

POWER

200 amps at 347/600 volts
TBV

FLOOR SPECIFICATIONS

6" fibre reinforced concrete slab

INTERIOR WALLS

Painted white for greater illumination

CEILING HEIGHT

26' clear

RECIRCULATION FANS

Ceiling fans located near loading doors

SPRINKLER

ESFR sprinkler system

TELECOMMUNICATION

Fibre optic cable brought to the service room
& distributed to each unit by TELUS

SKYLIGHTS

Two (2) 6' x 6' skylights per bay

DOCK LEVELLERS

40,000 lbs static capacity,
hydraulically operated

LIGHTING

High efficiency LED fixtures

LOADING

Grade (2) 12' X 14'
Dock (8' X 10') with leveller

HEATING

Gas-fired unit heaters in warehouse

