



**CUSHMAN &
WAKEFIELD**
Edmonton

MOTIVATED VENDOR

\$399,000 (\$175/SF)

FOR SALE

INDUSTRIAL BUSINESS CONDO

15608 116 Avenue, Edmonton, AB

HIGH EXPOSURE RETAIL/WAREHOUSE

PROPERTY HIGHLIGHTS

- 2,295 SF (registered condo plan size) retail shop, work area and warehouse storage.
- Several offices developed as addition on the second floor of approximately 1,000 SF more or less.
- Two washrooms, one per floor.
- Direct exposure to 156th Street (a main North/South artery), and immediate access to Yellowhead Trail or 111th Avenue.

CUSHMAN & WAKEFIELD
Edmonton
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Aerial view of an industrial area. A red arrow points from a building in the center-right to a larger, more detailed aerial view of that same building on the right side of the image. The detailed view shows a large industrial building with a flat roof, a red section on the roof, and a parking lot with several cars. The main aerial view shows a grid of streets with various industrial buildings and parking lots. A red arrow points from a building in the center-right to the detailed view.

AERIAL

118 AVENUE NW

156 STREET NW

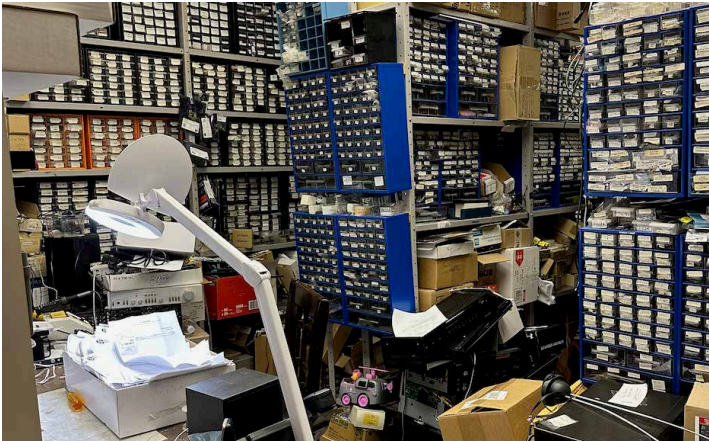
116 AVENUE NW

PROPERTY DETAILS

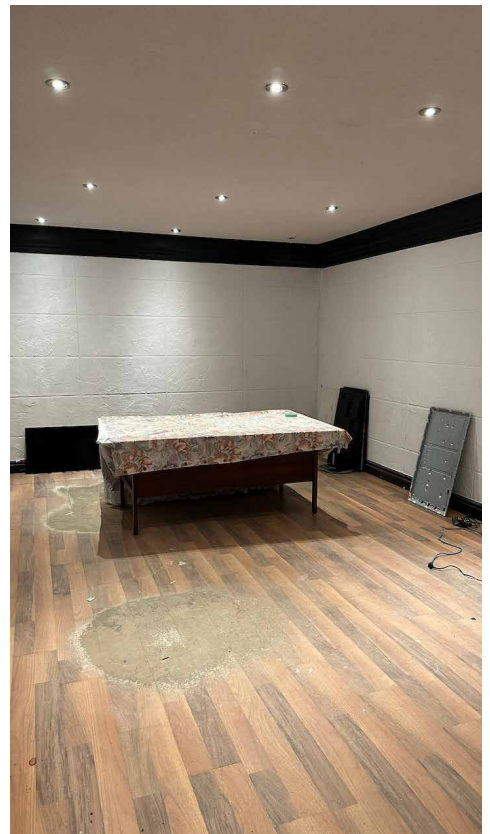
Municipal Address:	15608 - 116 Avenue NW, Edmonton, AB
Legal Description:	Condo Plan 792 2761, Unit 3
Zoning:	IM (Medium Industrial)
Neighbourhood:	Alberta Park Industrial
Building Size:	2,295.94 SF
Built:	1978
Parking Area:	5 assigned stalls plus the area directly behind the double doors at rear
Loading:	(1) 10' x 12' grade level loading
Ceiling Height:	20' clear
Available Area:	1st Floor retail & warehouse: 1,666.36 SF Second floor offices, boardroom washroom: 629.07 SF

Available:	60 days notice
Power:	225 Amps, 120/240 Volts (TBC)
Construction Type:	Concrete block and steel beam (TBC)
HVAC:	Roof top heating and cooling unit
Added Heating:	Suspended gas furnace in warehouse
Price Reduced:	\$399,000
Condo Fees:	\$795.45/month
Taxes:	\$9,569.45 (2022)

MAIN FLOOR PHOTOS



SECOND FLOOR PHOTOS





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