

FOR SALE/LEASE
154 STREET CONDOS
11650/52/54/56 154 Street, Edmonton, AB



CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Excellent west Edmonton location close to arterial roads.
- Newer office buildout.
- Simple layout.
- Ability to demise units.

PROPERTY DETAILS

Municipal Address: 11650/52/54/56 154 Street, Edmonton, AB

Legal Description: Plan 1022913, Block 1-4

Year Built: 1978

Leasable Area: ± 3,500 SF Main Floor
(Per Bay)

± 800 SF 2nd Floor Mezzanine
(for unit 11650 & 11654)

Loading Doors: (4) 12'x14' Grade
(One Per Bay)

Lease Rate: \$9.00 Per SF

Operating Cost: \$4.62 Per SF

Sale Price: \$557,500 per bay

Availability: Immediately

156 STREET NW

154 STREET NW

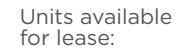
118 AVENUE NW



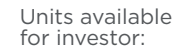
PLAN

Units available
for sale:

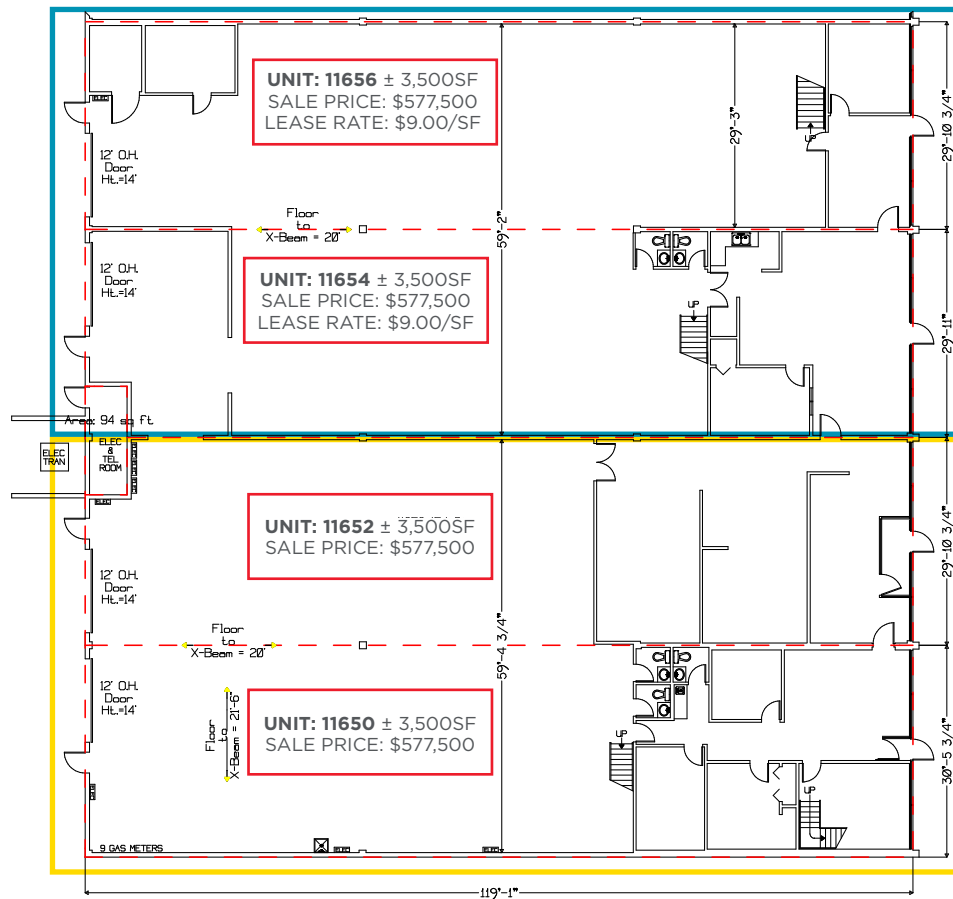
Discounted price for all
bays: \$1,890,00



11656: \$9.00/SF

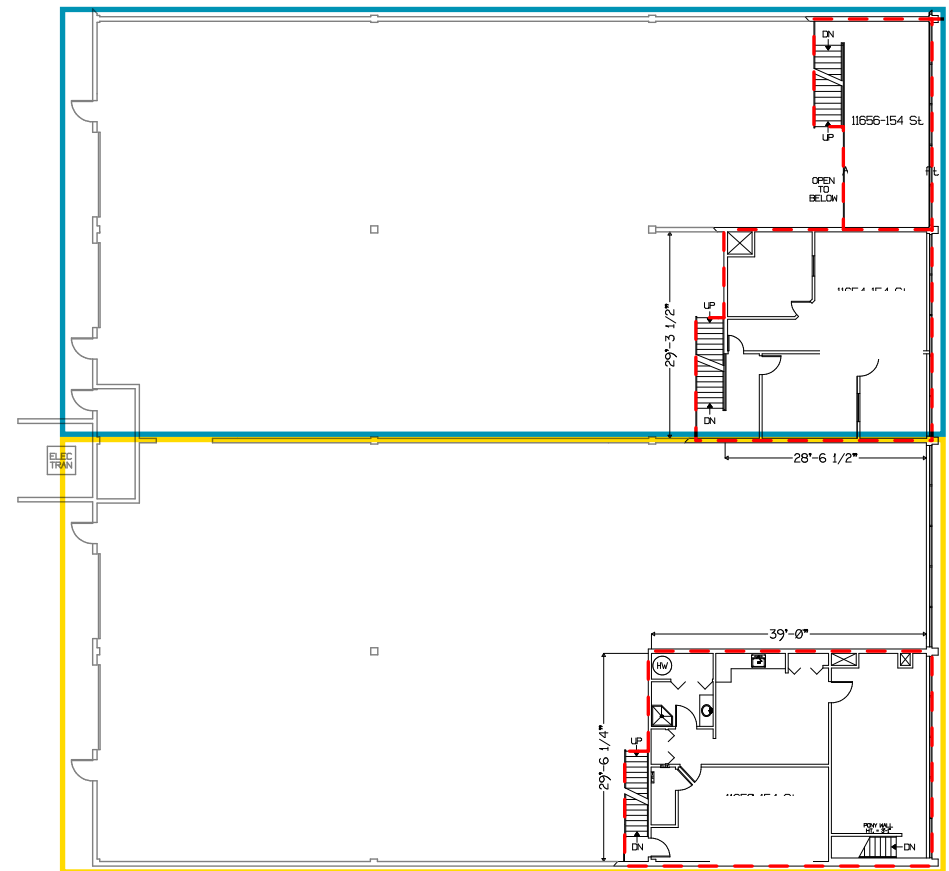


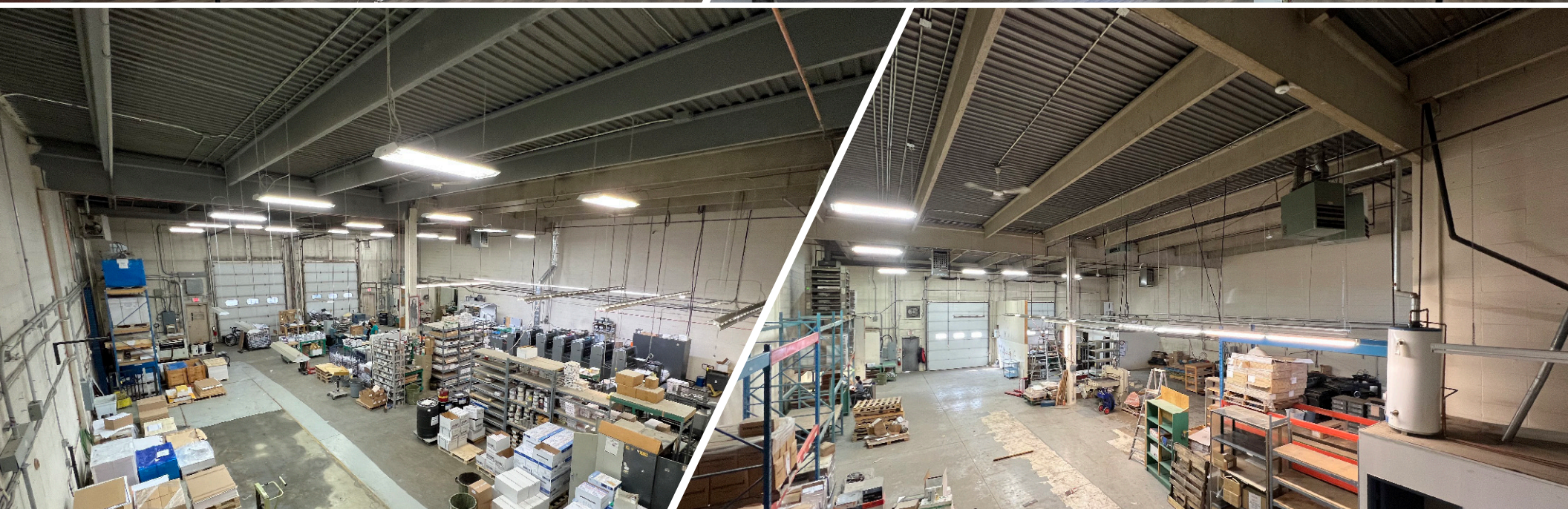
Unit 11652



Existing tenant is currently occupying bays 11650 & 11652

Tenant is open to staying on as a tenant for potential investor





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