

FOR SALE

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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Doug MacKay SIOR, CCIM, CET Partner 780 917 8339 doug.mackay@cwedm.com

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 (2022) \$4.92/SF

> **CONDO FEES** \$889.29/month

SALE PRICE \$1,925,000.00

YEAR BUILT 2020





HIGHWAY 16A







YELLOWHEAD HIGHWAY









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

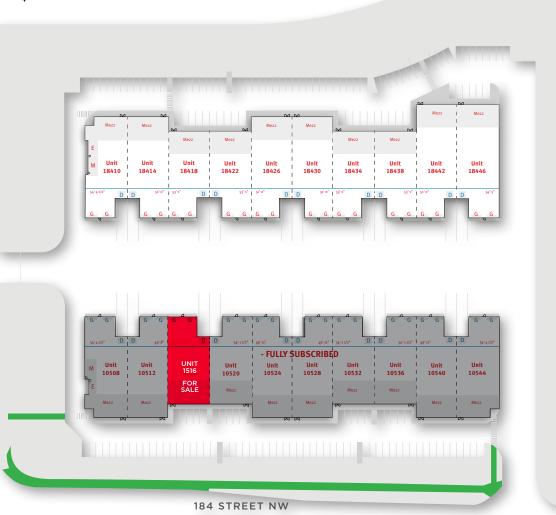
SKYLIGHTS Two (2) 6' x 6' skylights per bay

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



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