



## High Quality Office Space with Shop and Warehouse Space

### Property Highlights

- Two commercial condo units totaling approximately 3,900 SF of office space and 3,182 SF of warehouse/shop space for a total of 7,082 SF.
- Units are currently demised and can be sold together or separately.
- Fibre Optic Internet Available.
- Minutes away from Anthony Henday, Yellowhead Trail and 170 Street.
- 2022 appraisal available with conditional offer to purchase.



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## Property Details

Municipal Address:	11255/11251 180 Street NW, Edmonton, AB	Operating Costs:	\$5.00 per SF (estimated 2023)
Zoning:	IB	Loading:	2 Front Loading Grade Doors (12' x 10')
Built:	2007	Available:	Suite 11255 Main Floor: 2,565 SF Second Floor: 1,928 SF
Sale Price:	\$1,300,000.00		
Lease Rate:	Starting at \$13.00 per SF		Suite 11251 Main Floor: 2,589 SF
			Total 7,082 SF

## Aerial



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**Property Photos**

**MAIN FLOOR OPEN AREA - UNIT 11255**



**KITCHENETTE**



**SECOND FLOOR MEETING ROOM**



**UNIT 11251**



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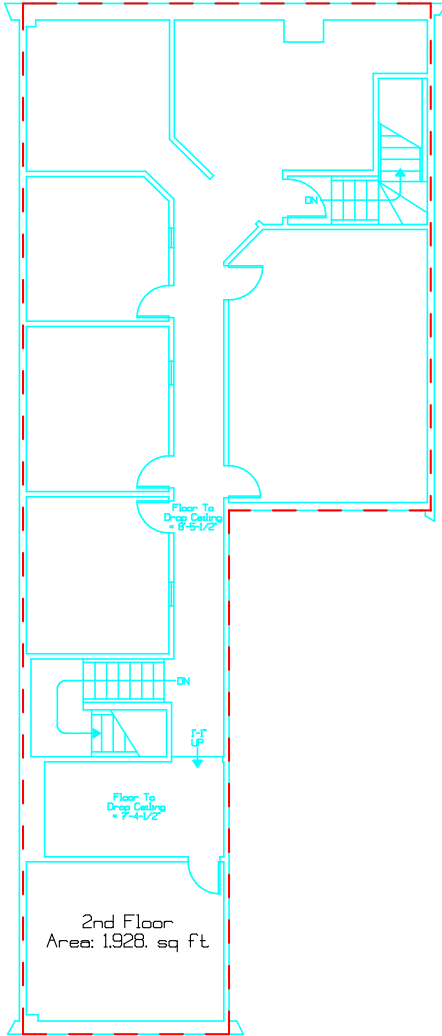
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FOR SALE / LEASE

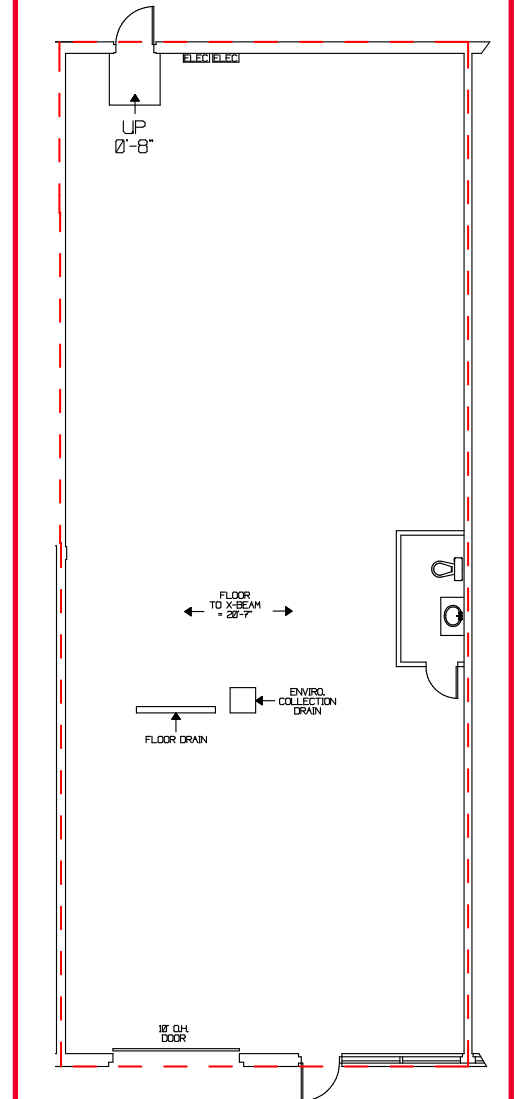
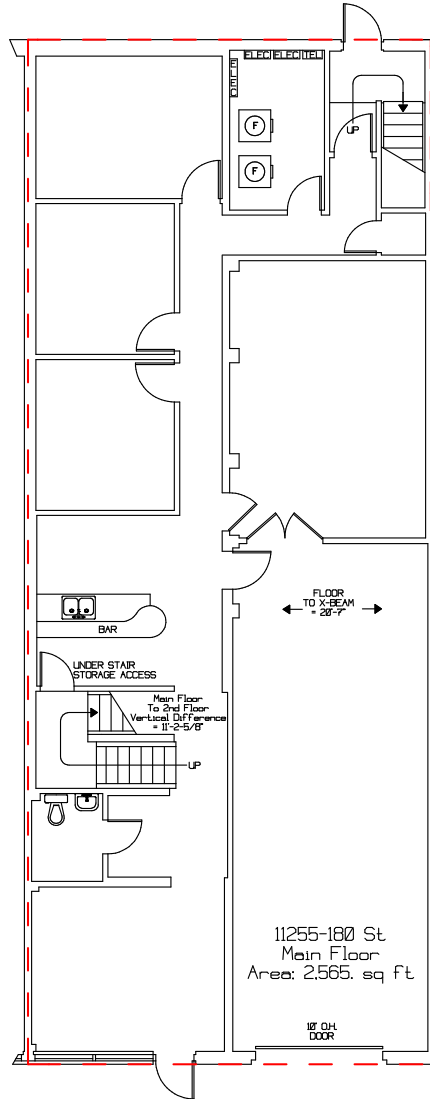
# Quantum Condo

11255/11251 180 Street, Edmonton, AB

## Floor Plans



SUITE 11255



SUITE 11251

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