

FOR SUBLEASE

SUNWAPTA BUSINESS CENTRE

8,042 SF Available Immediately

Unit #2, 18574 - 104 Avenue NW , Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage

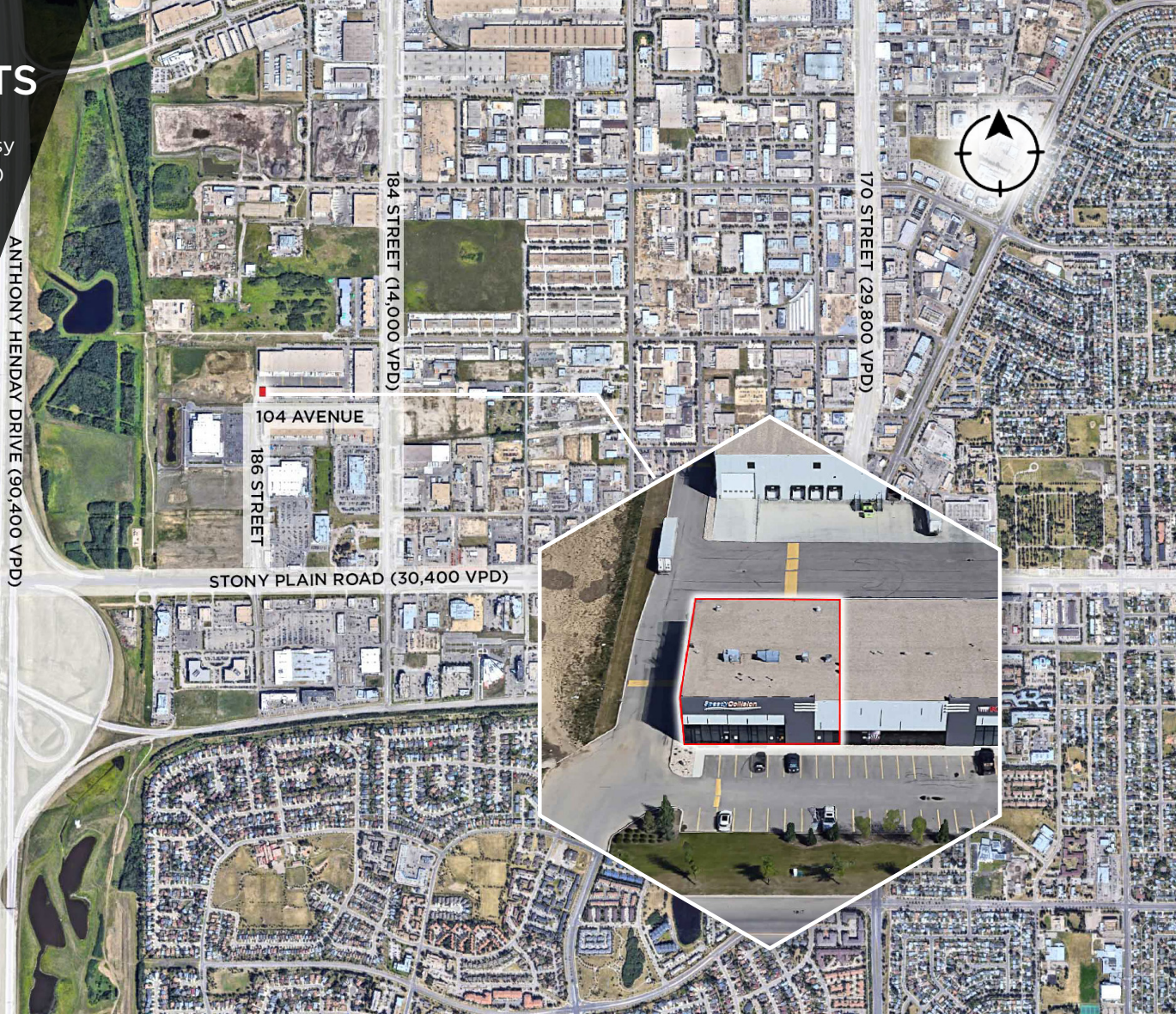
Associate
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Jamie Topham

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PROPERTY HIGHLIGHTS

- Strategically located along 104 Avenue with easy and convenient access to 184 Street (14,000 VPD) and from the Anthony Henday (90,400 VPD) and Stony Plain Road (30,400 VPD)
- Space includes front reception area/waiting room, 3 private offices, 1 board room, staff lunch room/kitchen, 2 restrooms, paint booth and rear warehouse area with 3 bay doors
- Lease Expiration: August 31st, 2025
- Features ample on-site parking along with convenient access and loading
- IB & IM - Industrial/Medium Business Zoning allows for a wide variety of uses
- High exposure signage opportunities available



HOUSEHOLDS

3km	5km
9,434	39,543



POPULATION

3km	5km
25,485	107,539



AVERAGE INCOME

3km	5km
\$112,286	\$118,069

PROPERTY DETAILS

MUNICIPAL ADDRESS
Unit #2, 18574 - 104 Avenue NW

LEGAL DESCRIPTION
Lot 9, Block 1, Plan 0626825

ZONING
IB & MI - Medium Industrial Zone

NEIGHBOURHOOD
Sunwapta Industrial

BUILDING SIZE
92,598 SF

LOADING
Grade

POWER
400 Amp

POSSESSION
Immediately

SUBLEASE RATE
\$17.00 Per SF

ADDITIONAL RENT
\$5.49 (2023)

INTERIOR PHOTOS





PROPERTY PHOTOS



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