

FOR SALE / LEASE
FREESTANDING
INDUSTRIAL SERVICE &
SHOWROOM FACILITY
17104 - 111 Avenue, Edmonton, AB



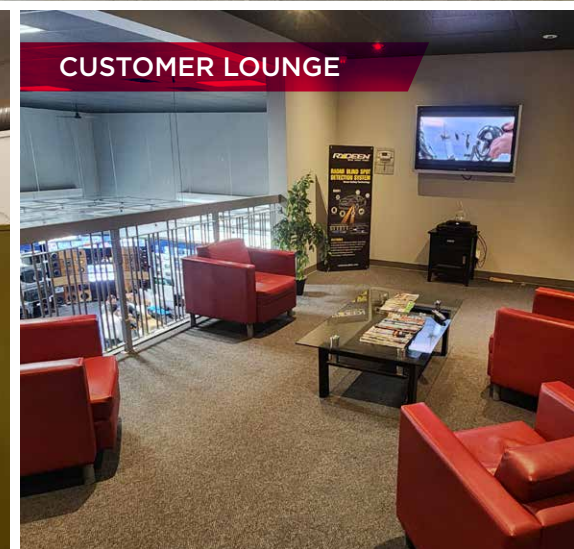
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PROPERTY HIGHLIGHTS

- Outstanding west Edmonton location
- Exposure to 111 Avenue and 170 Street
- Ample on site parking
- Building and pylon signage
- Drive through shop
- Make-up air system
- Large showroom and customer service area



PROPERTY DETAILS

MUNICIPAL ADDRESS
17104 - 111 Avenue, Edmonton, AB

LEGAL DESCRIPTION
Plan 0620202, Block 9
Lot 10A

YEAR BUILT
2005

MARKET
Armstrong Industrial

SITE SIZE
1.41 Acres

BUILDING AREA
Main Floor Office: 4,242 SF
Second Floor Office: 1,802 SF
Warehouse: 8,743 SF

TOTAL: 14,787 SF

POWER
TBC

MAKE UP AIR SYSTEM
Yes

LEASE RATE
From \$20 PSF

OPERATING COST
TBC

TAXES
\$48,431.46 (2023)

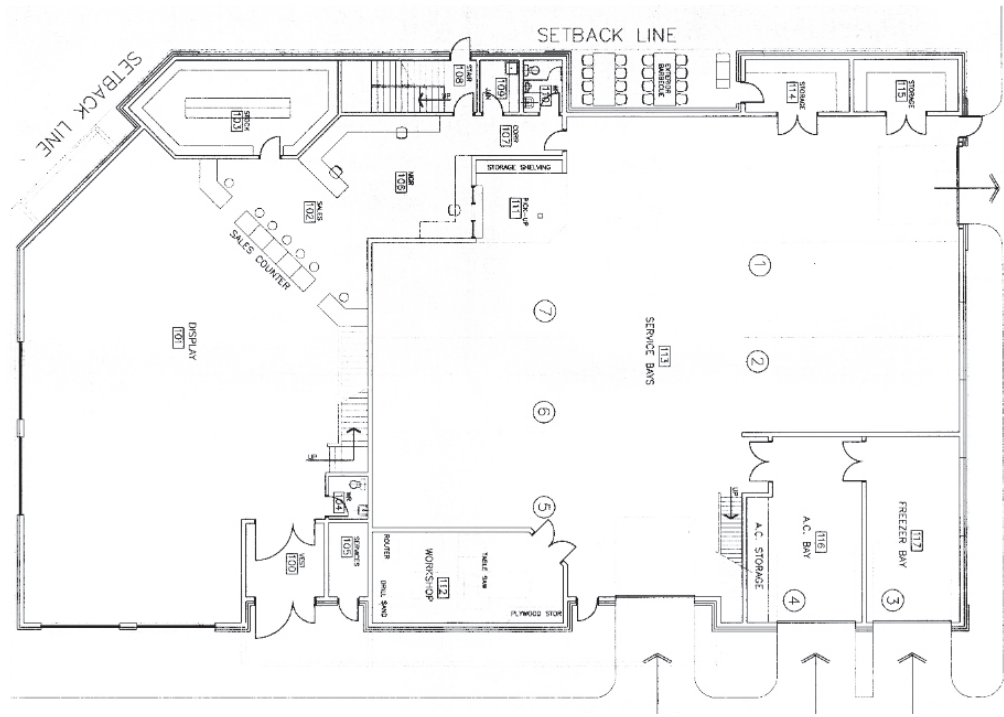
SALE PRICE
Market

AVAILABILITY
July 1, 2024

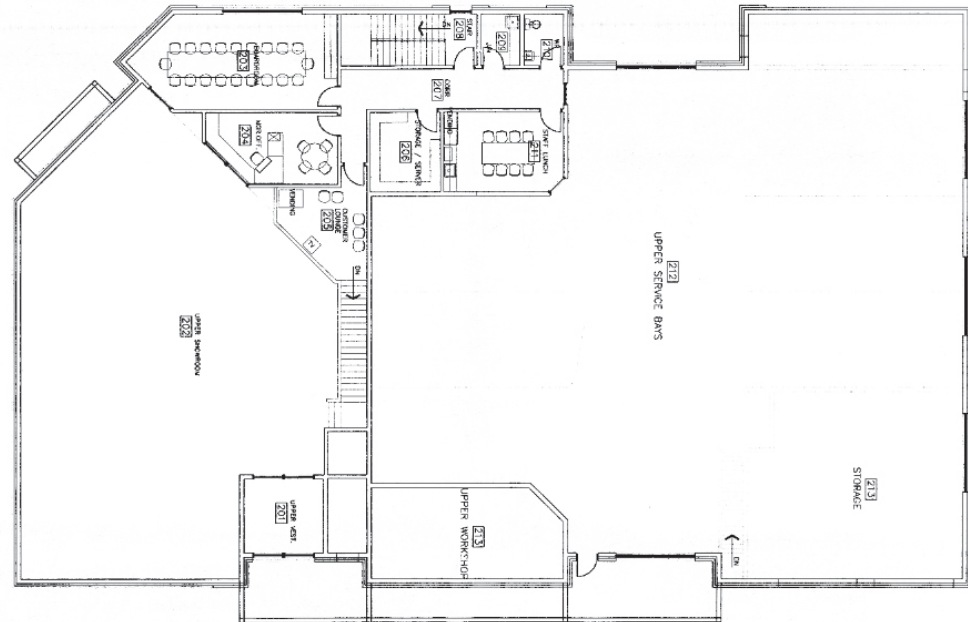
ZONING
Business Commercial (CB)

FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



AERIAL



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