## FOR SUBLEASE DOUBLE COMMERCIAL/INDUSTRIAL BAY



FOR SUBLEASE

16931/16933 111 Avenue, Edmonton, AB

INDUSTRIAL/COMMERCIAL BAY FOR IMMEDIATE SUBLEASE



CUSHMAN & WAKEFIELD Edmonton

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## THE OPPORTUNITY

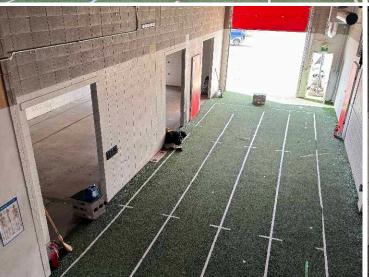
- Situated on the southeast corner of 170th Street and 111th Avenue, offering excellent visibility and easy access.
- The space features a spacious office/lounge area, four bathrooms (two with showers), and a large double bay warehouse, plus a storage mezzanine at no additional cost.
- Previously operated as a high-performance athletic facility. Athletic Turf can remain or be taken out.
- With three years remaining on the lease, sub-tenants have the flexibility to commit to a shorter term, with the option to extend under a wraparound head-lease for a longer duration.













## PROPERTY DETAILS

MUNICIPAL ADDRESS 16931/16933 111 Avenue, Edmonton, AB

ZONING

**BE Business Employment** 

**MARKET** 

West Sheffield Industrial

**BUILDING SIZE** 

Main Floor: 3,200 SF

Mezzanine: 600 SF (Free of Charge/Not Included in GLA)

**POWER** 

3 Phase (TBC)

**LOADING DOORS** 

Grade (2) 14' x 10'

LIGHTING

Fluorescent

**HEATING** 

Unit Heaters and Heat Recovery Ventilator (HRV)

**AVAILABILITY** 

Immediate

SUBLEASE EXPIRY

May 31st 2027

YARD COMPOUND

Fenced yard compound (approximately 100' x 20') available June 1, 2024 at \$300 per month

SUBLEASE RATE

\$15.00/SF

**OPERATING COST** 

\$5.74/SF (TBC)

## **AERIAL VIEW**

