

FOR SUBLEASE
DOUBLE COMMERCIAL/INDUSTRIAL BAY
FOR SUBLEASE

16931/16933 111 Avenue, Edmonton, AB

INDUSTRIAL/COMMERCIAL BAY FOR IMMEDIATE SUBLEASE



FLEXIBLE ZONING (BUSINESS EMPLOYMENT)

OPTION FOR A FENCED STORAGE YARD

CUSHMAN & WAKEFIELD
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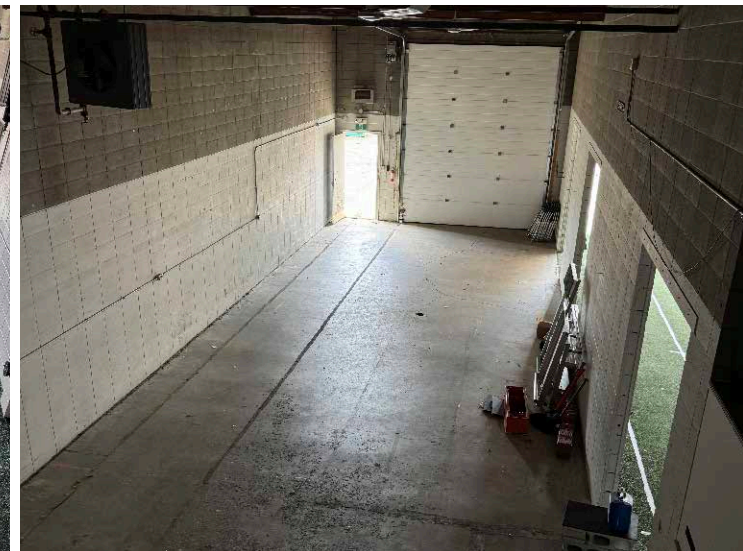
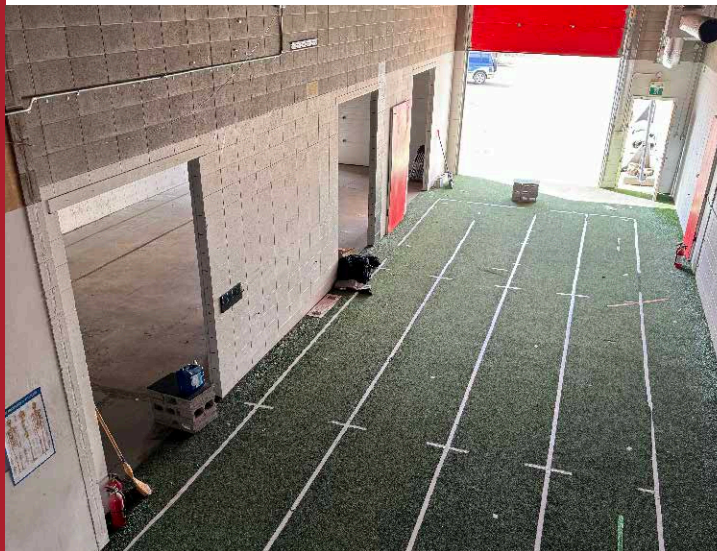
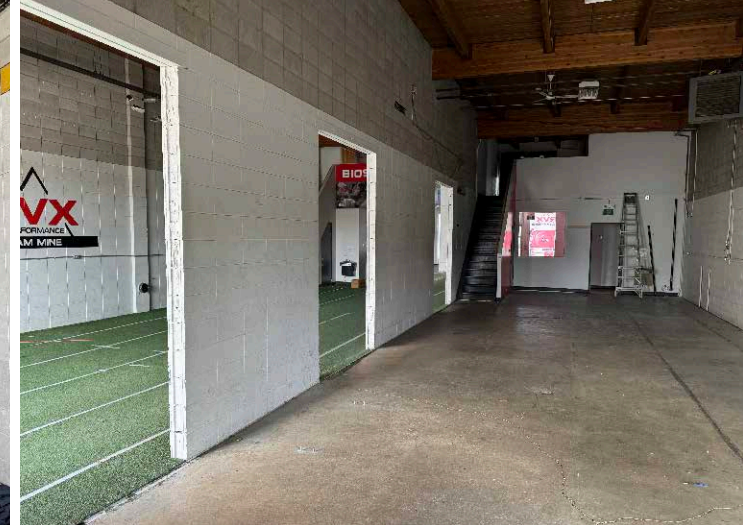
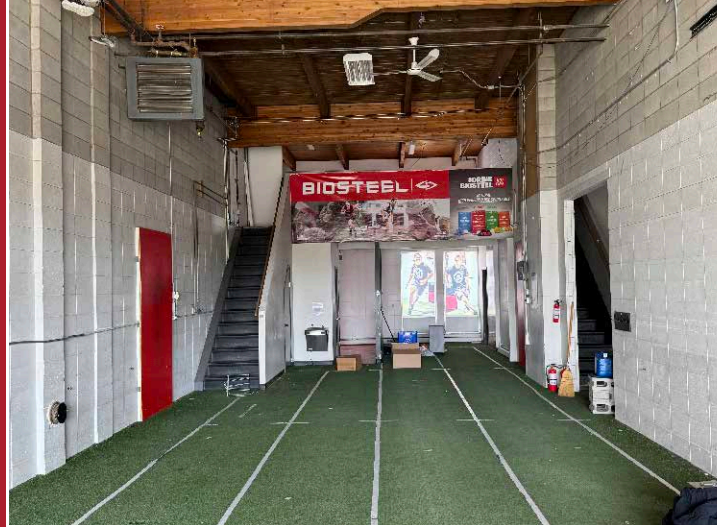
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THE OPPORTUNITY

- 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





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