



FOR SALE

RARE SMALL INDUSTRIAL CONDO

18965 - 111 Avenue NW, Edmonton, AB

PRIME 1,984 SF CONDO - READY FOR CUSTOM BUILDOUT!

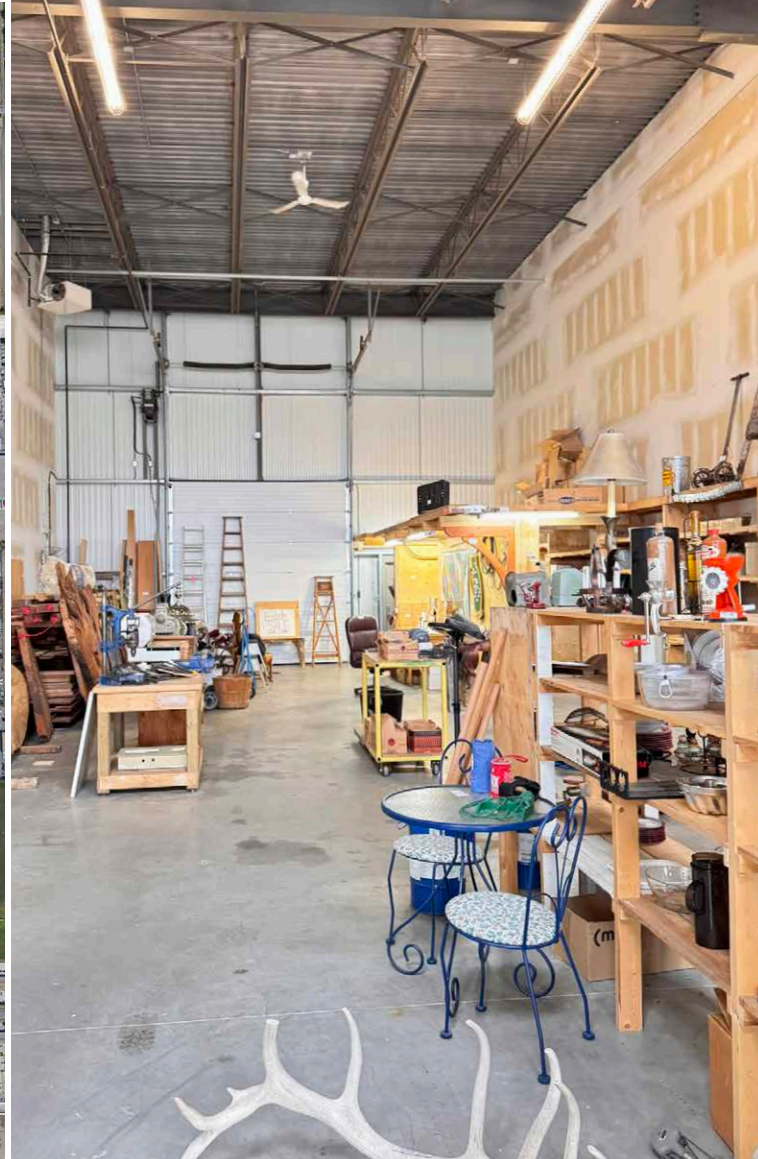
PROPERTY HIGHLIGHTS

- This exceptional 1,984 square foot industrial condo offers an unbeatable opportunity for customization, making it the perfect canvas to bring your vision to life. Situated in a thriving industrial complex, this property combines functionality with flexibility, catering to a variety of commercial uses including creative workspace, and manufacturing.
- Conveniently located in a well-maintained industrial park with immediate and easy access to Anthony Henday Drive and public transportation.

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Royce Johnson
Associate
780 702 2950
royce.johnson@cwedm.com

AERIAL



PROPERTY DETAILS

Municipal Address:	18965 - 111 Avenue NW, Edmonton, AB	Heating:	Forced Air
Legal Description:	Plan 1320287, Unit 17	Power:	TBC
Zoning:	BE - Business Employment	Plumbing:	Roughed-In 2 piece washroom
Neighbourhood:	White Industrial	Loading:	12' x 12'
Building Size:	1,924 SF	Condo Fees:	\$449.95 (2024)
Built:	2012	Clear Height:	22' Clear
Property Taxes:	11,815.76 (2024)	Construction Type:	Steel frame
Property Tax Assessment:	446,500 (2024)	Sale Price:	\$465,000
Floor Drain:	Yes		

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