



NEWLY CONVERTED INDUSTRIAL BAY



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

IMPERIAL PARK CONDO

15624 116 Avenue, Edmonton, AB

2,378 SF

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THE OPPORTUNITY

- Excellent West End location off 156 Street and close 118 Avenue Yellowhead Trail.
- 2,378 SF of well-developed main and second floor office (undeveloped).
- Good parking.
- Exterior building and pylon signage available.
- Ample exposure onto 156th Street.
- Good public transit on 156th Street.

PROPERTY DETAILS

MUNICIPAL ADDRESS
15624 116 Avenue, Edmonton, AB

LEGAL DESCRIPTION
Plan 7922761 Unit 11

ZONING
IM - Medium Industrial

PARKING
Ample Parking

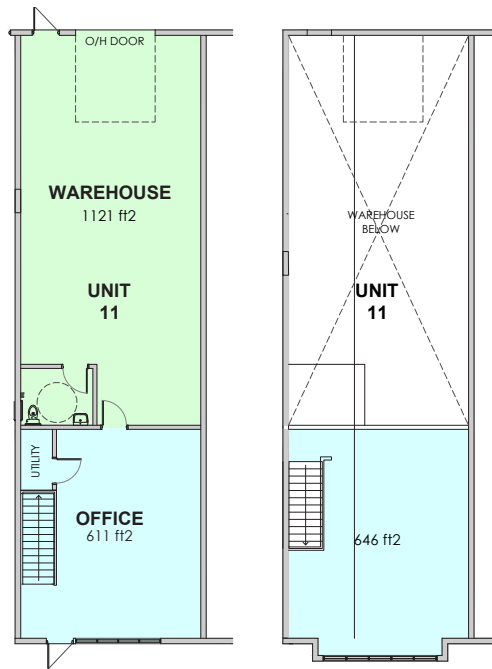
LOADING
Grade

AVAILABILITY (IMMEDIATE)
Main Floor Office - 611 SF
Second Floor Office - 646 SF
Warehouse - 1,121 SF
Total - 2,378 SF

PROPERTY TAXES
\$13,946.04 (2024)
\$1,162.17/ Month

CONDO FEES
\$795.45/Month

SALE PRICE
\$416,150



AREA:

UNIT 11	
GROUND FLOOR OFFICE	611 SF
GROUND FLOOR WAREHOUSE	1,121 SF
SECOND FLOOR (UNDEVELOPED OFFICE)	646 SF
TOTAL	+/-2,378 SF



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