

LEASE

CITY WEST BUSINESS PARK BUILDINGS A & B

11252, 11244-11248 184 Street NW &
11203-11207 186th Street NW, **Edmonton, AB**

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CITY WEST BUSINESS PARK

PROPERTY HIGHLIGHTS

City West Business Park is centrally located in the heart of Edmonton's Northwest industrial area with excellent frontage to both 111th Avenue and 184th Street. As well as offering a mix of both dock and grade loading, this park keeps accessibility and flexibility in mind.



Dock and grade loading



Exposure to 111th Avenue
and 184th Street



Excellent access to
Yellowhead Trail &
Anthony Henday



Ample parking

UNIT 11203-11207

Building B
24,281 SF
Available February 2025

UNIT 11244-11248

Building A
22,080 SF
Available April 2025



UNIT 11252

Building A
8,043 SF
Available Immediately

BUILDING A UNIT 11252

FLOOR PLAN



MUNICIPAL ADDRESS
11252 184 Street NW,
Edmonton AB



ZONING
IM - Medium Industrial



AVAILABLE SIZE
8,043 SF



POWER
200Amps 120/480 Volt, 3 phase



LOADING DOORS
(1) Dock 8'x10' & (1) Grade 12'x14'



LIGHTING
LED to be installed



MAKE UP AIR SYSTEM
Yes
(MUA to be Verified)



TRAILER PARKING
Yes



CLEAR HEIGHT
28' Clear



LEASE RATE
\$10.50 per SF

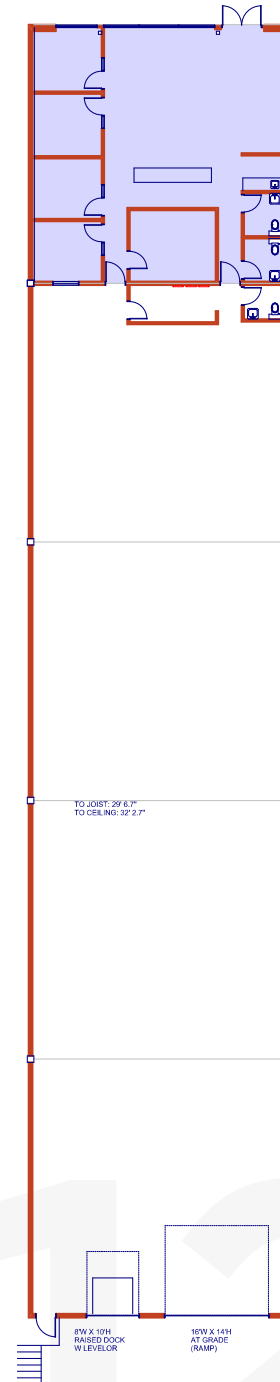


OPERATING COST (2024)
CAM \$2.45 per SF
Realty Taxes \$3.69 per SF

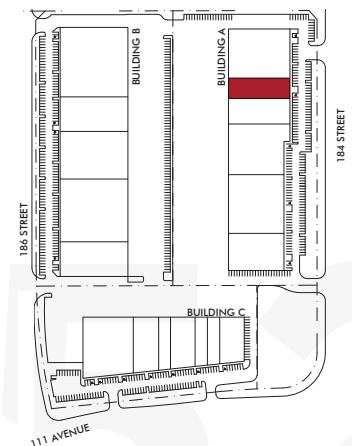
Total \$6.14 per SF



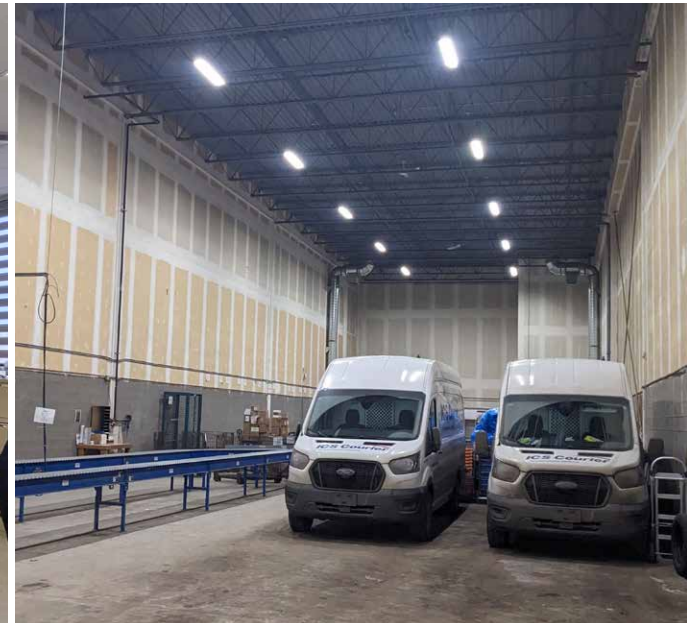
AVAILABILITY
Immediately



PARK PLAN



BUILDING A PROPERTY PHOTOS



BUILDING A UNIT 11248



MUNICIPAL ADDRESS
11244-11248 184 Street NW,
Edmonton AB



ZONING
IM - Medium Industrial



AVAILABLE SIZE
22,080 SF



POWER
200Amps 120/480 Volt, 3 phase



LOADING DOORS
(5) Dock 8'x10' &
(1) Ramped Grade 8'x10'



LIGHTING
LED to be installed



MAKE UP AIR SYSTEM
Yes
(MUA to be Verified)



TRAILER PARKING
Yes



CLEAR HEIGHT
28' Clear



LEASE RATE
\$9.75 per SF



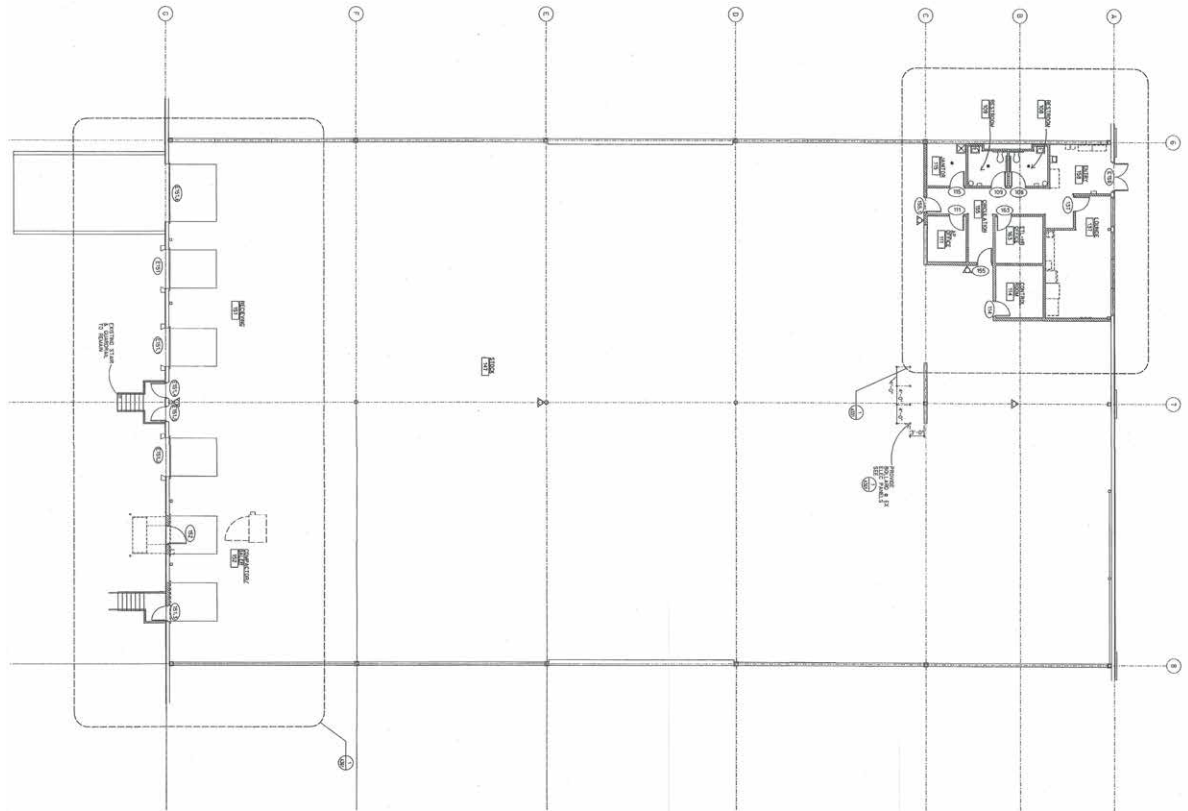
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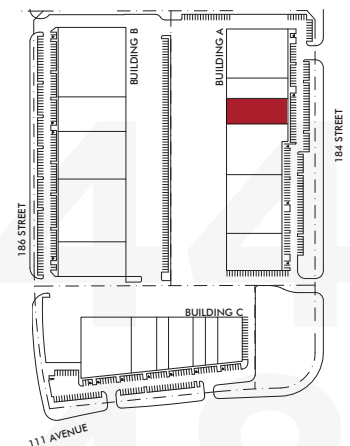


AVAILABILITY
April 1st, 2025

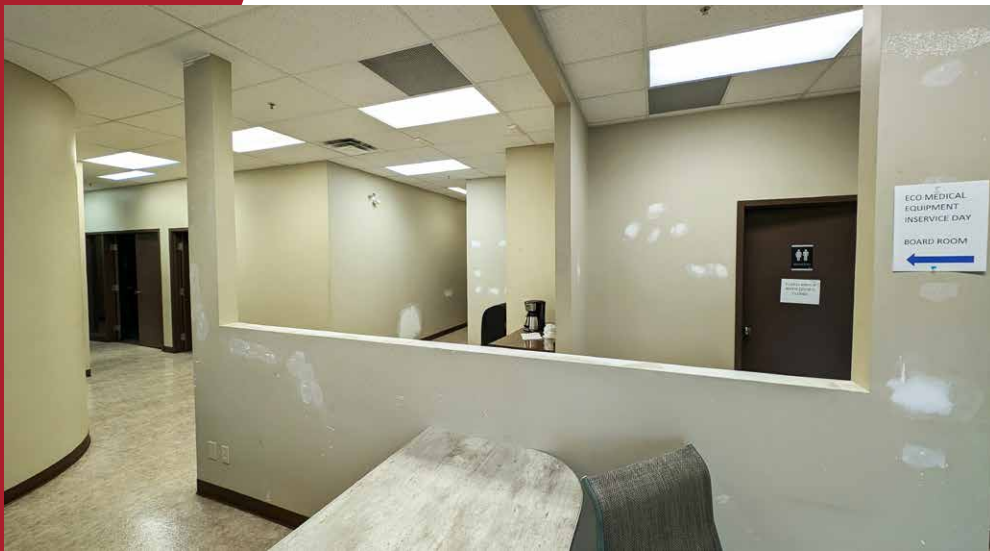
FLOOR PLAN



PARK PLAN



BUILDING A PROPERTY PHOTOS



**BUILDING B
PROPERTY
PHOTOS**





DEMOGRAPHICS



POPULATION

3KM	5KM
3,509	71,001



VEHICLES PER DAY

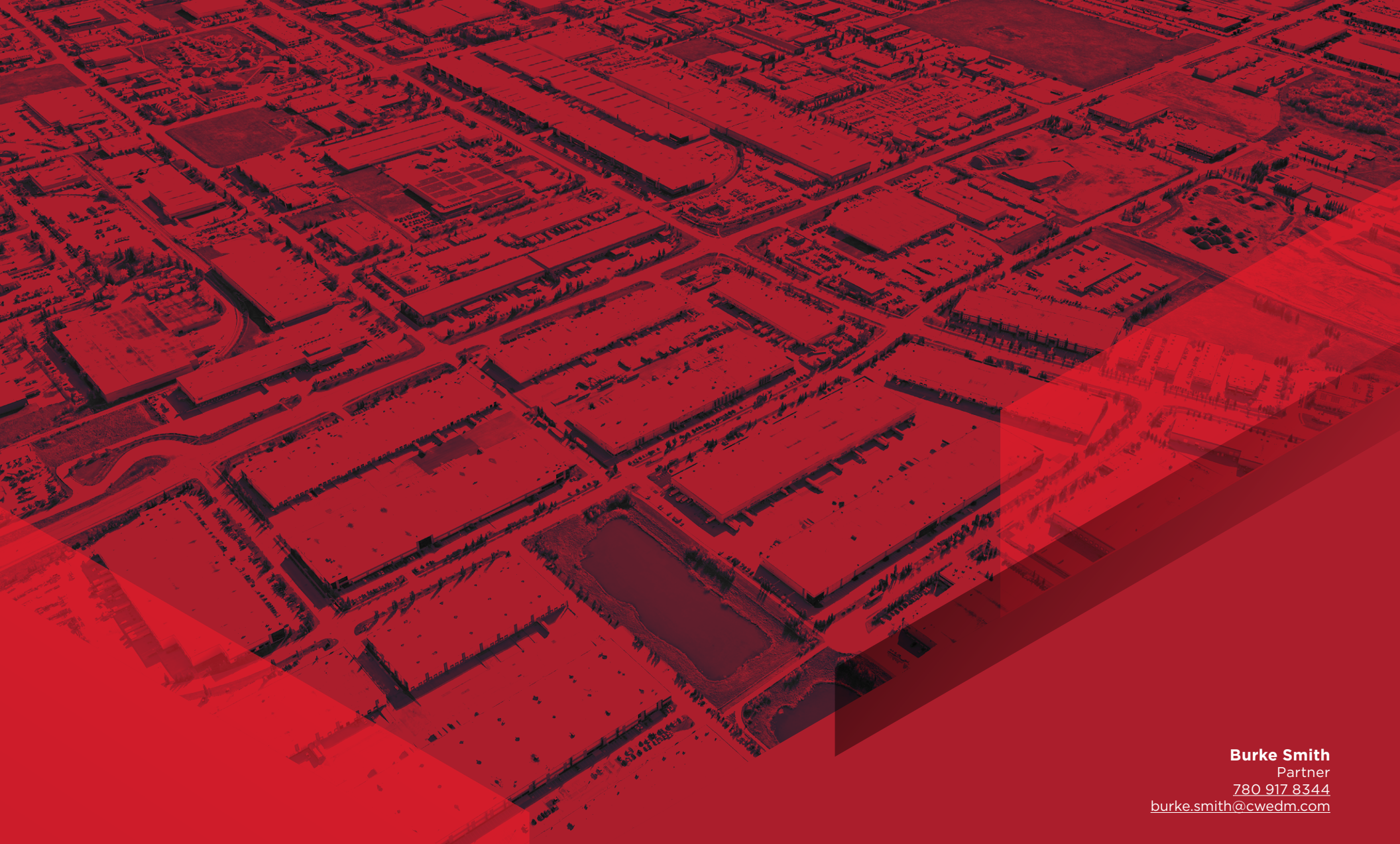
18,200 on 184 Street
8,500 on 111 Avenue



AVERAGE INCOME

3KM	5KM
\$113,416	\$120,183

RIAL



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