

LEASE

CITY WEST BUSINESS PARK BUILDINGS A, B & C

11252 184 Street NW **(LEASED)**

11244-11248 184 Street NW **(LEASED)**

11203-11207 186 Street NW **(AVAILABLE)**

18528 111 Avenue NW **(LEASED)**

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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 Immediately

UNIT 11244-11248

Building A (LEASED)

22,080 SF

Available Immediately



UNIT 18528 (LEASED)

Building C

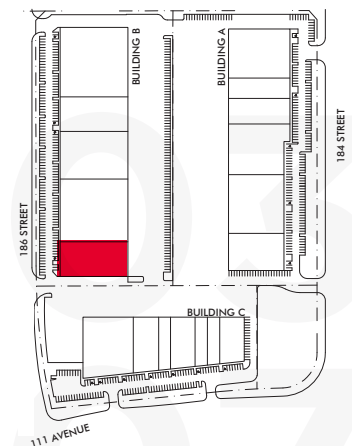
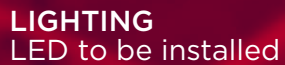
6,928 SF

UNIT 11252 (LEASED)

Building A

8,043 SF

FLOOR PLAN



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



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