

**FOR SALE/LEASE**



# DRIVE-THROUGH SERVICE FACILITY

17715 116 Avenue,  
Edmonton, AB

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Kurt Paull, SIOR<sup>®</sup>**  
Partner  
780 932 0578  
[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Will Harvie**  
Associate Partner  
780 902 4278  
[will.harvie@cwedm.com](mailto:will.harvie@cwedm.com)

**Max McPeak**  
Associate  
780 700 5038  
[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

**Nick Mytopher**  
Associate  
587 597 5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

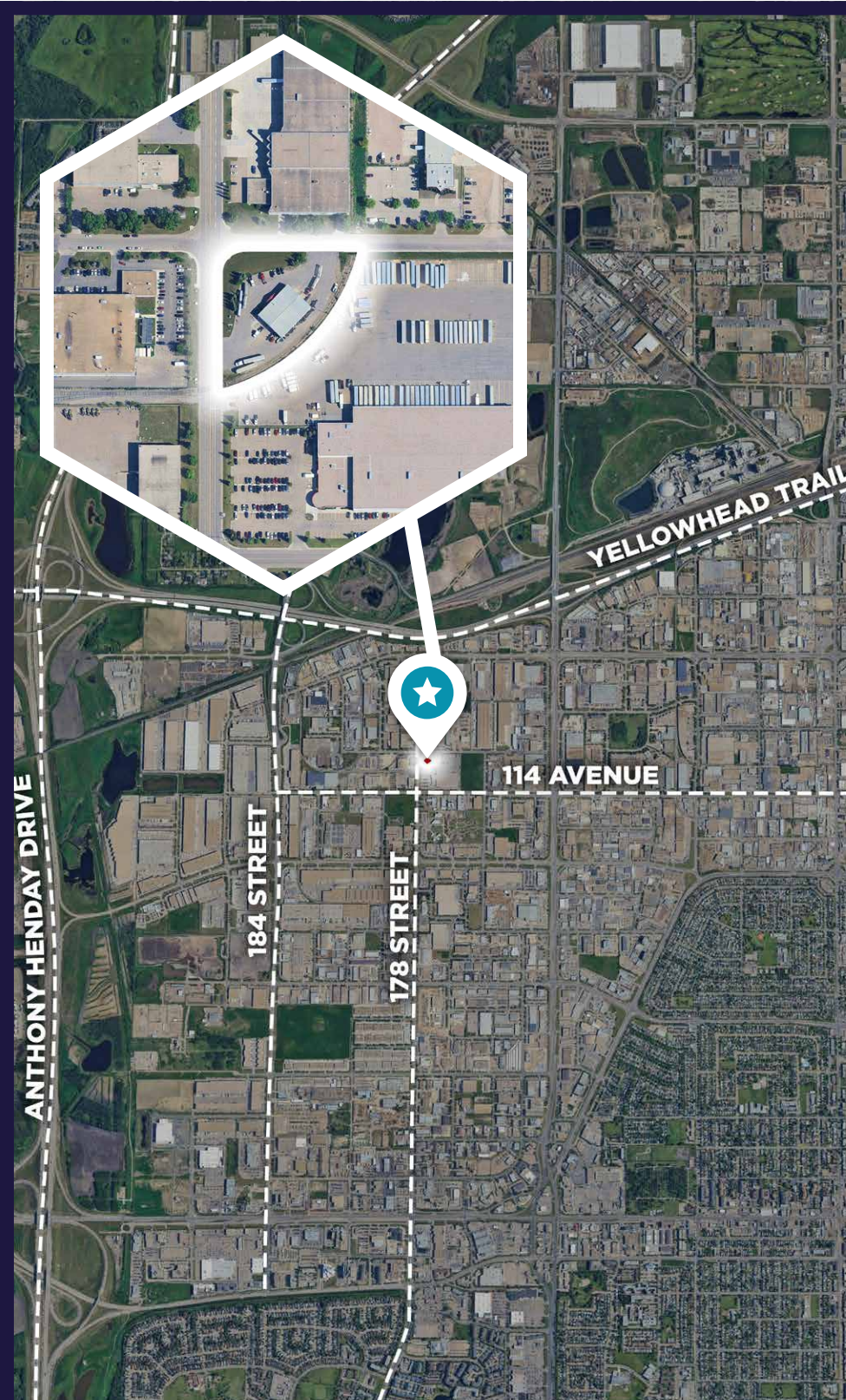
# PROPERTY HIGHLIGHTS

Freestanding drive-through service facility with 3 drive-through bays situated on a corner lot with 2 access points. Direct exposure to 178 street.

## PROPERTY DETAILS

MUNICIPAL ADDRESS	17715 116 AVENUE, EDMONTON, AB
ZONING	IM - MEDIUM INDUSTRIAL
LEGAL DESCRIPTION	LOT 13, BLOCK 1, PLAN 7921727
BUILDING AGE	2001
LAND SIZE	±1.36 ACRES
LOADING DOORS	GRADE DOORS (6) 14'X16'
CLEAR HEIGHT	18'
BUILDING SIZE	OFFICE AREA: ±2,699 SF WAREHOUSE: ±6,488 SF TOTAL FLOOR AREA: ±9,187 SF
PROPERTY TAX	\$47,624.84
LEASE RATE	\$16.00/SF

**SALE PRICE: \$3,000,000**



# OVERVIEW



# KEEP IN TOUCH



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