

# FOR SALE



# IMPERIAL PARK WEST CONDO

15626 116 Avenue  
Edmonton, AB

**PRICE REDUCED**

**2,332 SF OFFICE/WAREHOUSE,  
CORNER UNIT**

**NEWLY CONSTRUCTED MAIN FLOOR  
OFFICE IN 2024**

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
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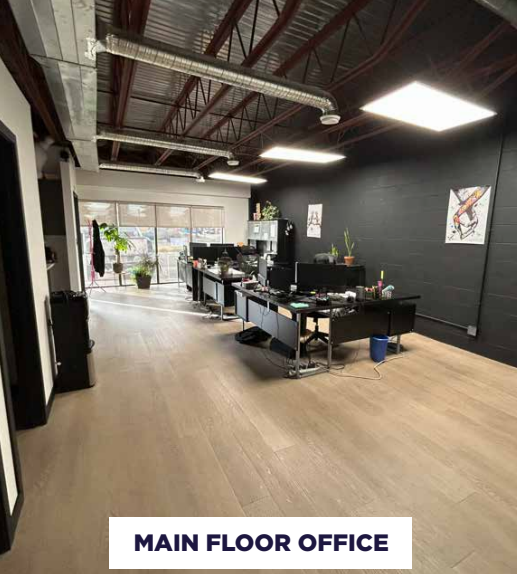
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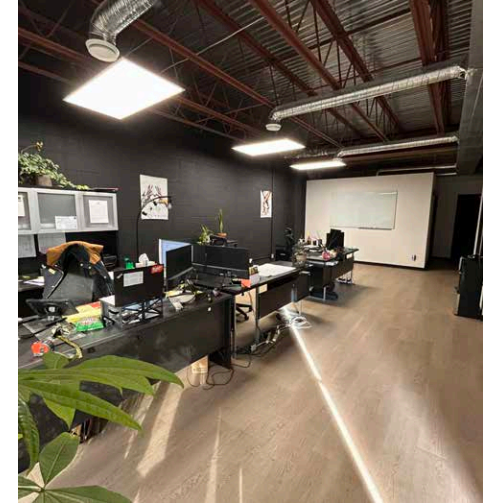
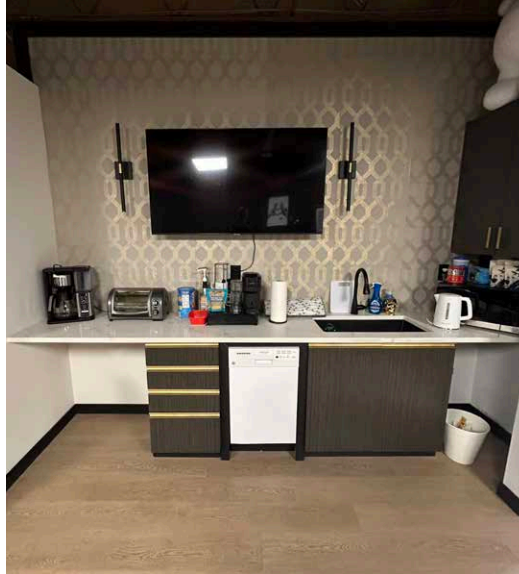
# PROPERTY HIGHLIGHTS

- Excellent West End location off 156 Street and close to 118 Avenue and Yellowhead Trail
- Ample parking
- Exterior building and pylon signage available
- Good public transit on 156th Street



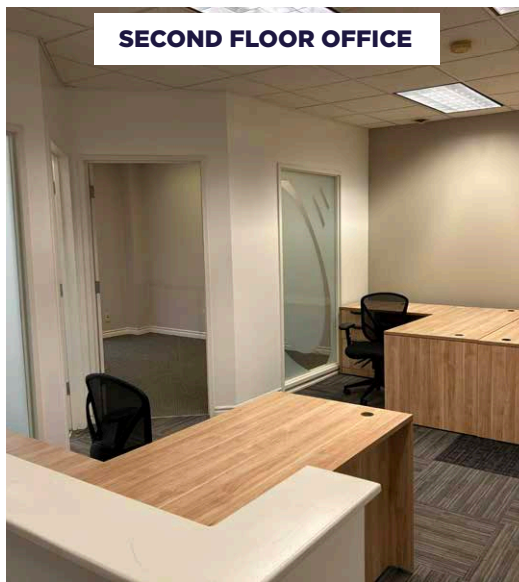


**MAIN FLOOR OFFICE**



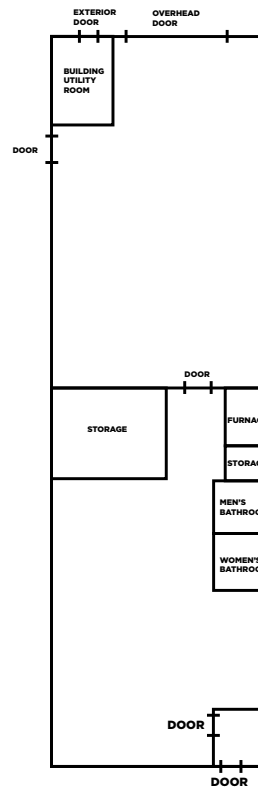
# PROPERTY DETAILS

<b>Municipal Address</b>	15626 - 116 Avenue, Edmonton, AB
<b>Legal Description</b>	Plan 7922761 Unit 12
<b>Zoning</b>	IM - Medium Industrial
<b>Availability (Immediate)</b>	Main Floor Office - 611 SF Second Floor Office - 646 SF Warehouse - 1,075 SF Total - 2,332 SF
<b>Condo Fees</b>	\$777.33/Month
<b>Property Taxes</b>	\$12,982.80 (2025)
<b>Parking</b>	Ample
<b>Ceiling Height</b>	20' Clear
<b>Loading Doors</b>	(1) Grade 10' x 12'
<b>Sale Price</b>	\$456,400

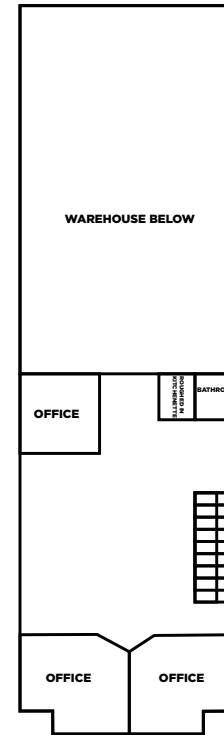


**SECOND FLOOR OFFICE**

# FLOOR PLANS



GROUND FLOOR PLAN



SECOND FLOOR PLAN

## SUMMARY

### AREA:

UNIT 12	611 SF
GROUND FLOOR OFFICE	1,075 SF
GROUND FLOOR WAREHOUSE	646 SF
SECOND FLOOR OFFICE	
<b>TOTAL</b>	<b>±2,332 SF</b>



# KEEP IN TOUCH



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