

FOR SALE



**CUSHMAN &
WAKEFIELD**
Edmonton

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
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Chris Van Den Biggelaar
Associate Partner
Industrial Sales and Leasing
780-200-0353
chris.biggelaar@cwedm.com

Shane Asbell
Partner
Office Sales & Leasing
780-993-0082
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
Office Sales & Leasing
780-975-6336
scott.vreeland@cwedm.com

Jacob Dykstra
Senior Associate
Office Sales & Leasing
780-934-7769
jacob.dykstra@cwedm.com

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





PROPERTY DETAILS



Municipal Address 15626 – 116 Avenue, Edmonton, AB

Legal Description Plan 7922761 Unit 12

Zoning IM - Medium Industrial

Availability (Immediate)
Main Floor Office - 611 SF
Second Floor Office - 646 SF
Warehouse - 1,075 SF

Total - 2,332 SF

Condo Fees \$777.33/Month

Property Taxes \$12,982.80 (2025)

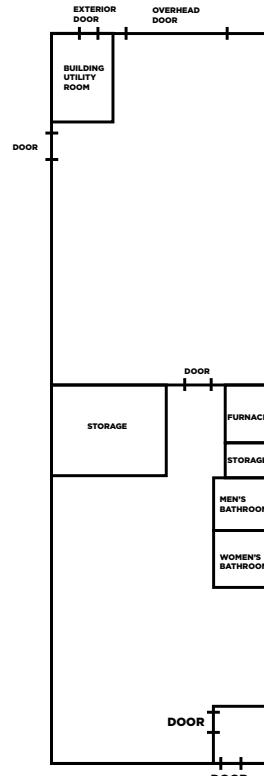
Parking Ample

Ceiling Height 20' Clear

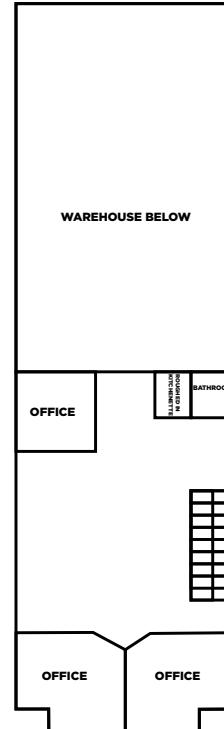
Loading Doors (1) Grade 10' x 12'

Sale Price \$456,400

FLOOR PLANS



GROUND FLOOR PLAN



SECOND FLOOR PLAN

SUMMARY

AREA:

UNIT 12
GROUND FLOOR OFFICE
GROUND FLOOR WAREHOUSE
SECOND FLOOR OFFICE

611 SF
1,075 SF
646 SF
TOTAL
±2,332 SF



KEEP IN TOUCH



Edmonton

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