

FOR SALE/LEASE

16645 & 16647 111 AVENUE

EDMONTON, AB

FREESTANDING BUILDING ON 0.988 ACRES



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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 **CUSHMAN & WAKEFIELD**
Edmonton

PROPERTY HIGHLIGHTS

- Recently replaced roof & West windows
- Excellent access to major routes and amenities, including Princess Auto
- Easily demisable for income potential
- Fenced and gated asphalt yard
- Air lines & key fob security access

AERIAL





PROPERTY DETAILS

Municipal Address: 16645 111 Avenue & 16647 111 Avenue,
Edmonton, Alberta

Legal Description: Plan 2477KS , Block 5, Lot 2 & 21U

Zoning: Medium Industrial (IM)

Year Built: 1969

Market: West Sheffield Industrial

Site Size: ±0.988 Acres

Site Coverage Ratio: 31%

Building Size:

Office Main:	± 2,043 SF
Office 2nd Floor:	± 2,043 SF
Warehouse:	± 11,102 SF
Total:	± 15,188 SF

Power: Three separately metered services:
(3) × 100A, 120/240V (TBC)

Loading Doors: (5) Grade: (3) 14' × 14'; (1) 16' × 14'; (1) 18' × 14'
(some include automatic openers)

TOOL CRIB

Lighting: LED and fluorescent

Heating: Forced air in warehouse

Sumps: Yes

Ceiling Height: 14' 8" clear

Upgrades: New roof completed in 2019/2020; West-side windows replaced
Majority of heating/cooling units updated (within 5 years)

Construction: Concrete block construction with metal cladding

Availability: May 1, 2026

Lease Rate: \$14.00 per SF

Sale Price: **\$3,150,000**

Taxes: \$55,767.27 (2025)



**WEST BAY BOARDROOM
(2ND FL)**



MAIN FLOOR

SECOND FLOOR - MEZZANINE

