

# FOR SALE / LEASE



## RARE SMALL FREESTANDING INDUSTRIAL BUILDING WITH YARD

14650 118 Avenue,  
Edmonton, AB

**HIGH EXPOSURE LOCATION  
WITH RECENT UPGRADES**

**±3,000 SF OFFICE / SHOWROOM /  
WAREHOUSE & YARD**

**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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# PROPERTY DETAILS

|                          |                                                                     |
|--------------------------|---------------------------------------------------------------------|
| <b>Municipal Address</b> | 14650 118 Avenue, Edmonton, AB                                      |
| <b>Legal Description</b> | Plan: 5951KS Block: 2 Lot: 16                                       |
| <b>Land Size</b>         | 0.33 Acres                                                          |
| <b>Power</b>             | TBC                                                                 |
| <b>Zoning</b>            | IM - Medium Industrial                                              |
| <b>Building Size</b>     | ±1,049 SF Office/Showroom<br>±1,903 SF Warehouse<br>Total ±2,952 SF |
| <b>Building Age</b>      | Built 1959                                                          |
| <b>Parking</b>           | West Side of Building, Street & Fenced yard                         |
| <b>Clear Height</b>      | 16' under truss                                                     |
| <b>Loading Doors</b>     | Grade Door (12' x 14')                                              |
| <b>Yard</b>              | Fenced & Gravel                                                     |
| <b>Availability</b>      | Negotiable                                                          |
| <b>Taxes</b>             | \$22,520.41 (2026)                                                  |
| <b>Sale Price</b>        | \$1,050,000                                                         |
| <b>Lease Rate</b>        | \$15.00 / SF                                                        |



# PROPERTY HIGHLIGHTS

- High Exposure onto busy 118th Avenue
- Secondary road easy ingress/egress and parking
- Rare small stand alone building
- Property has a number of recent upgrades including refreshed front office, fencing and yard

# PROPERTY PHOTOS



# AERIAL



**CUSHMAN &  
WAKEFIELD**

Edmonton

YELLOWHEAD HIGHWAY

149 STREET (VPD: 15,957 (2025))

STREET PARKING

118 AVENUE

ST. ALBERT TRAIL

118 AVENUE (VPD: 15,445 (2025))



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984  
**POPULATION**  
*Within 1 KM*

42,847  
**POPULATION**  
*Within 3 KM*

129,562  
**POPULATION**  
*Within 5 KM*



\$122,386  
**AVG. INCOME**  
*Within 1 KM*

\$112,466  
**AVG. INCOME**  
*Within 3 KM*

\$107,895  
**AVG. INCOME**  
*Within 5 KM*



365  
**HOUSEHOLDS**  
*Within 1 KM*

16,969  
**HOUSEHOLDS**  
*Within 3 KM*

56,178  
**HOUSEHOLDS**  
*Within 5 KM*