

Imperial Square Building

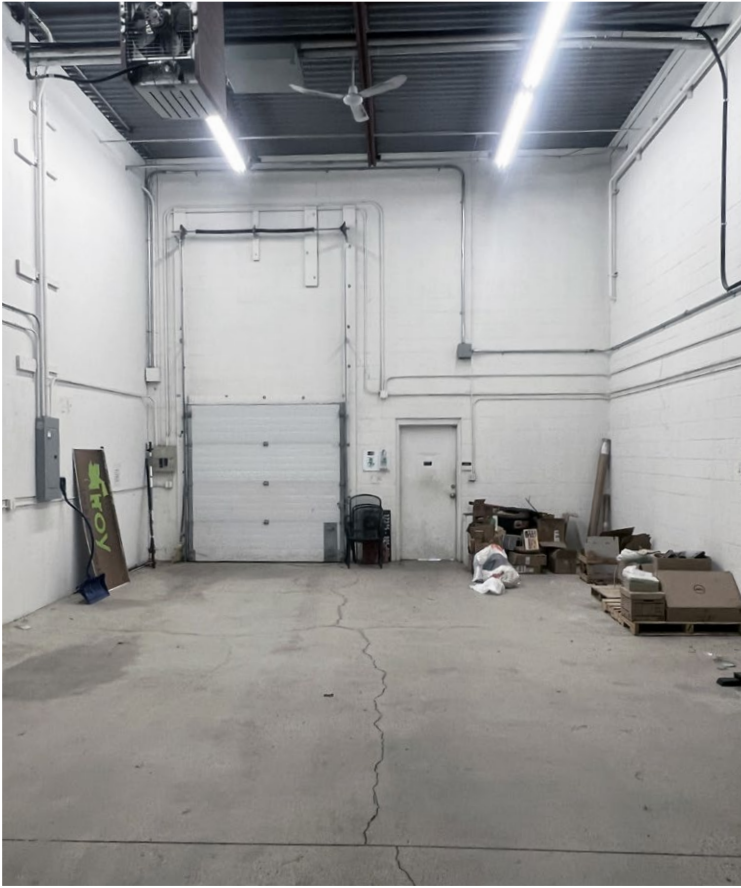
17325 - 105th Avenue
Edmonton, Alberta
www.cbre.ca

2,971 SF | Grade Loading



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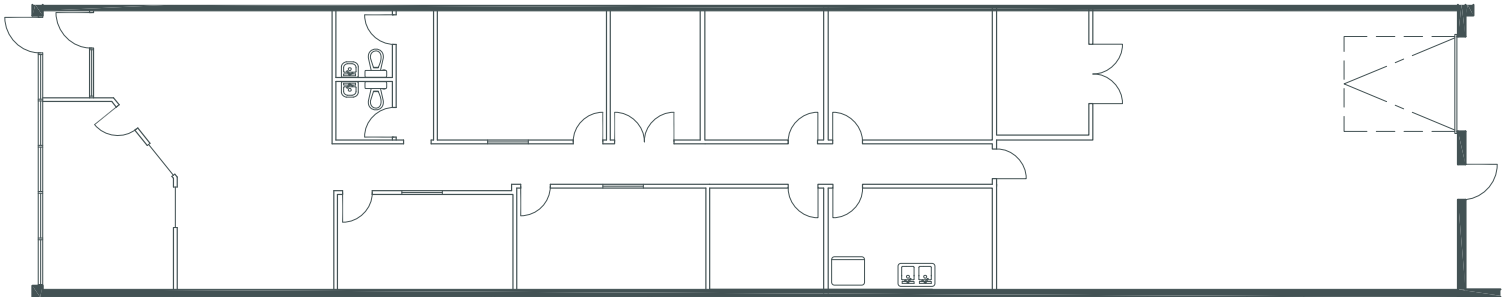
Property benefits from quick access to major routes such as 170th Street, Yellowhead Trail/Highway 16, Stony Plain Road/Highway 16A, Mayfield Road, and Anthony Henday Drive. Located in Stone Industrial, the building features a paved truck marshalling area and grade level loading. Updated exterior facade and floor to ceiling front office windows. The property is ideal for small contractors, general office, and showroom uses.

For Lease

Legal Address	Plan 7720926; Block; 10 Lots 1 & 11
Zoning	BE - Business Employment
Year Built	1978
Available Area	2,971 sq. ft.
Grade Loading	(1) 8' x 8' at crook of the building
Warehouse Dimensions	41' x 23'
Ceiling Height	19' Clear
Power	225 amp, 120/240 volt, 3-phase <i>*To be confirmed</i>

Heating	Forced air gas fired overhead units RTU in office
Lighting	LED
Parking	Surface
Op Costs (2025 Estimated)	\$7.93 per sq. ft. / annum
Lease Rate	\$10.50 per sq. ft. / annum
Available	December 1, 2025

Floor Plan



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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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