

**AVISON
YOUNG**

FOR LEASE

11122 - 156 Street
EDMONTON, AB



Bryce Williamson

Principal

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9,500 SF FREESTANDING BUILDING ON 0.84 ACRES



Asphalt and gravel yard, fully fenced and gated



High exposure location with access to Yellowhead Highway and Anthony Henday Drive





Concrete block construction


FOR LEASE

11122 - 156 Street

EDMONTON, AB

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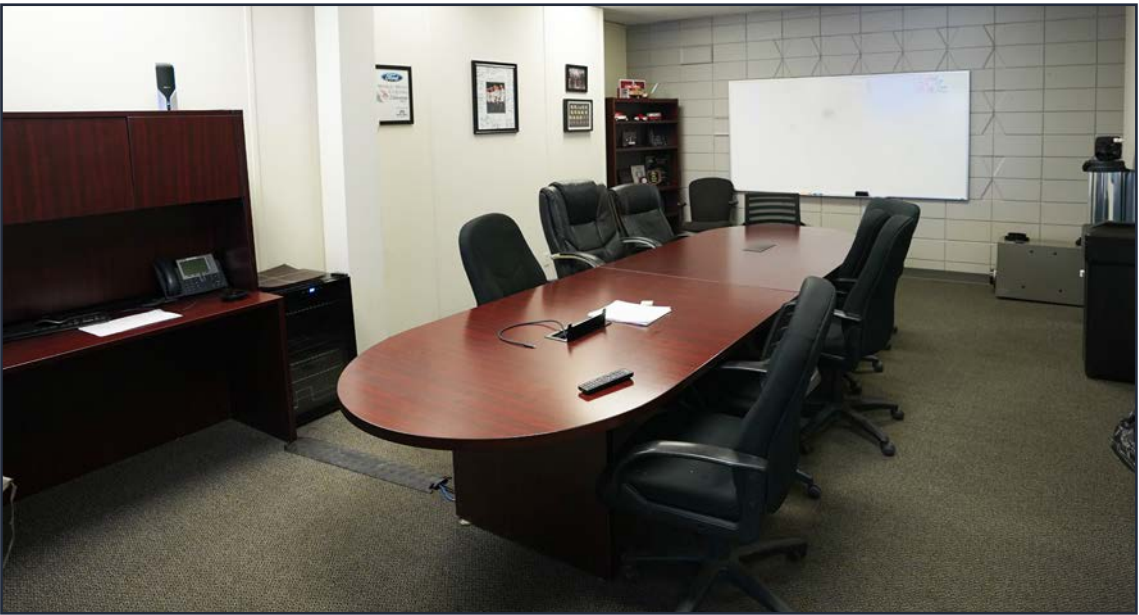
Asphalt and gravel yard, fully fenced and gated
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Trench drain and sumps
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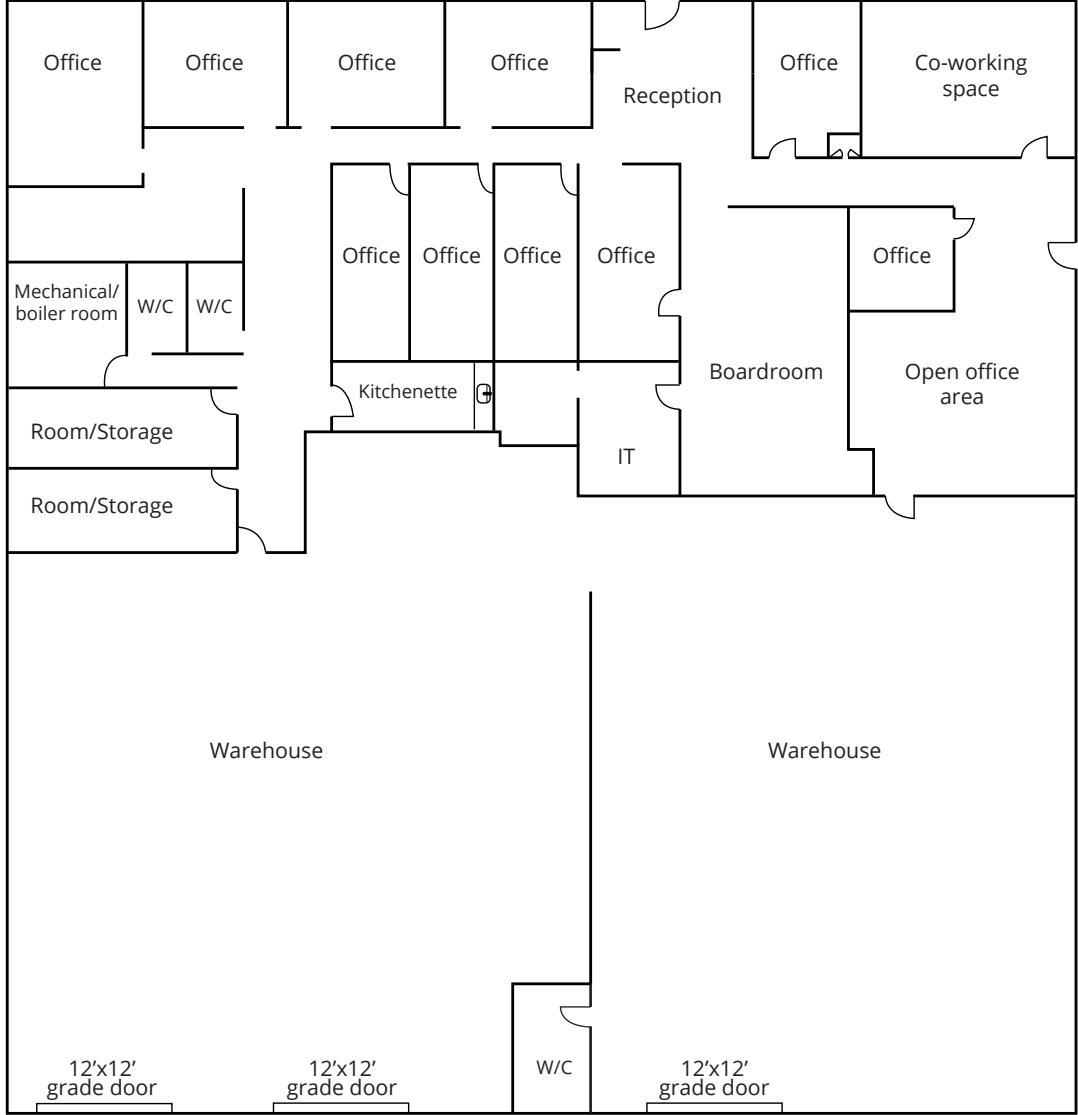
Office area includes reception, kitchenette, 10 offices, boardroom

PROPERTY SUMMARY

Legal description:	Plan 5856WH, Block 3, Lot 3
Municipal address:	11122 - 156 Street NW Edmonton, AB
Site size:	0.84 acres
Building size:	9,500 sf
Year built:	1963
Zoning:	IM (Medium Industrial)
Loading:	(3) 12'x12' grade
Ceiling height:	14'
Power:	2x 200 Amp, 3 Phase
Rental rate:	\$12.00 psf
Op. costs:	\$6.11 psf
Available:	June 1, 2025

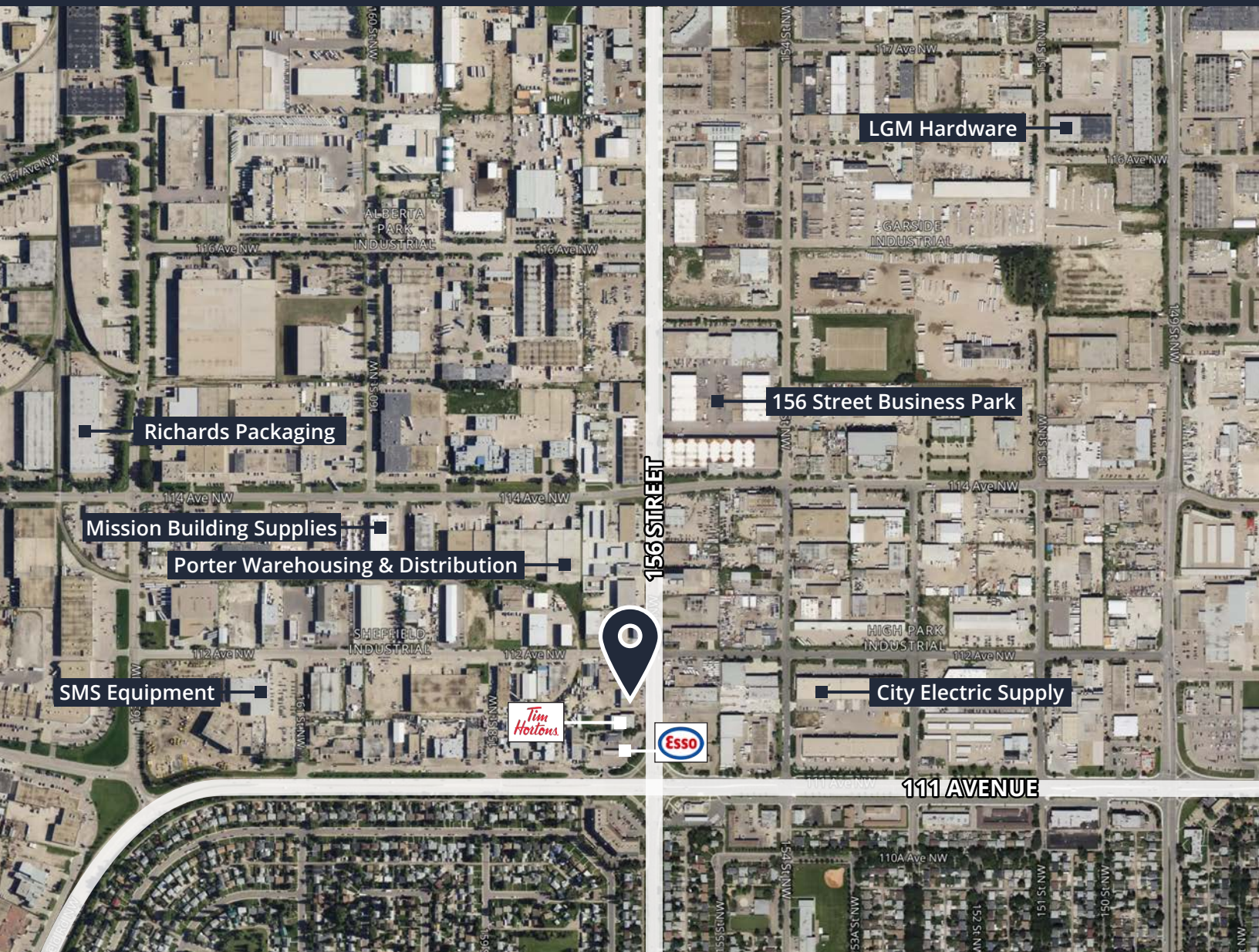


FLOOR PLAN



FOR LEASE

11122 - 156 STREET NW, EDMONTON, AB



Get in touch

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