

FOR SALE



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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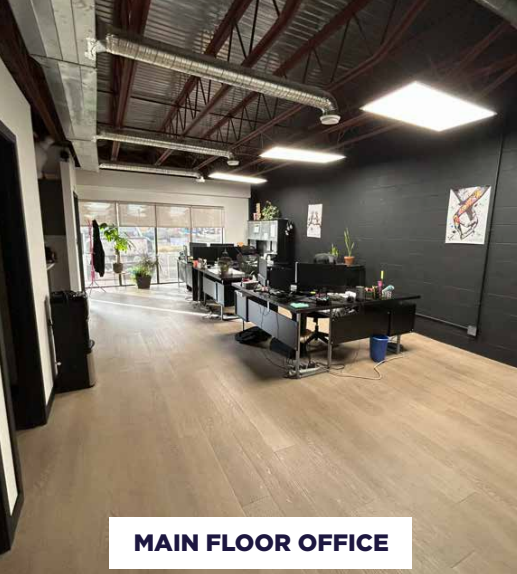
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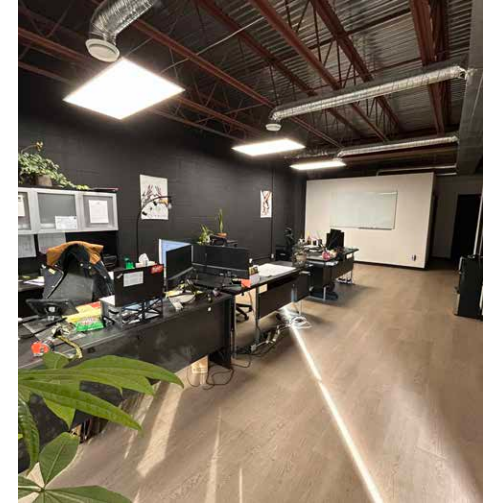
PROPERTY HIGHLIGHTS

- 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





MAIN FLOOR OFFICE



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

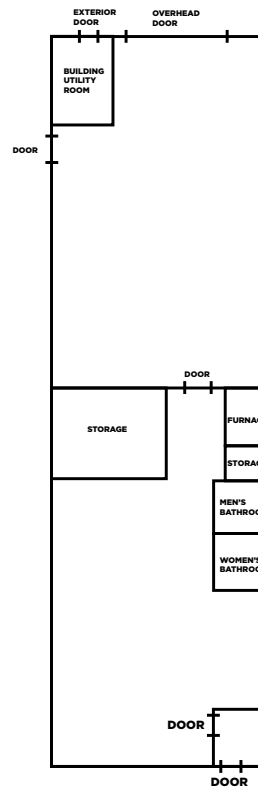
Loading Doors (1) Grade 10' x 12'

Sale Price \$456,400

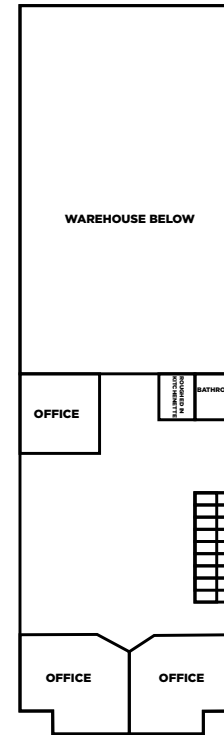


SECOND FLOOR OFFICE

FLOOR PLANS



GROUND FLOOR PLAN



SECOND FLOOR PLAN

SUMMARY

AREA:

UNIT 12	611 SF
GROUND FLOOR OFFICE	1,075 SF
GROUND FLOOR WAREHOUSE	646 SF
SECOND FLOOR OFFICE	646 SF
TOTAL	±2,332 SF



KEEP IN TOUCH



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