

Vantage Business Park

14520 116 Avenue NW, Edmonton, Alberta



BOMA Canada's Outstanding Building of the Year 2020

Marcus & Millichap

Jonathan Zukiwsky | Senior Associate

jonathan.zukiwsky@marcusmillichap.com
+1 780 965 9119

Benjamin Shopland | Associate

benjamin.shopland@marcusmillichap.com
+1 780 689 7497

 **nearctic** | INDUSTRIAL REIT

Craig Shein | Vice President, Asset Management

cshein@nreit.com
+1 587 894 7547

Leased

 **nearctic** | INDUSTRIAL REIT

Property Details

Vantage Business Park 

Strategically situated just off Yellowhead Highway, Anthony Henday, and 118th Avenue, this versatile asset offers great flexibility suitable for retail, showroom and industrial uses. The building offers office-front parking, a back lot for large-load parking and storage. Winner of the local and national Outstanding Building of the Year Award from BOMA Canada in 2020, Vantage Business Park is modern in design and energy standards.

Availability

Vacancy	Unit 14574: 2,012 sf (Available November 1, 2024)
Net Rent	Market
Additional Rent	\$7.03 psf (2024 Estimate – Including Water and Property Tax)

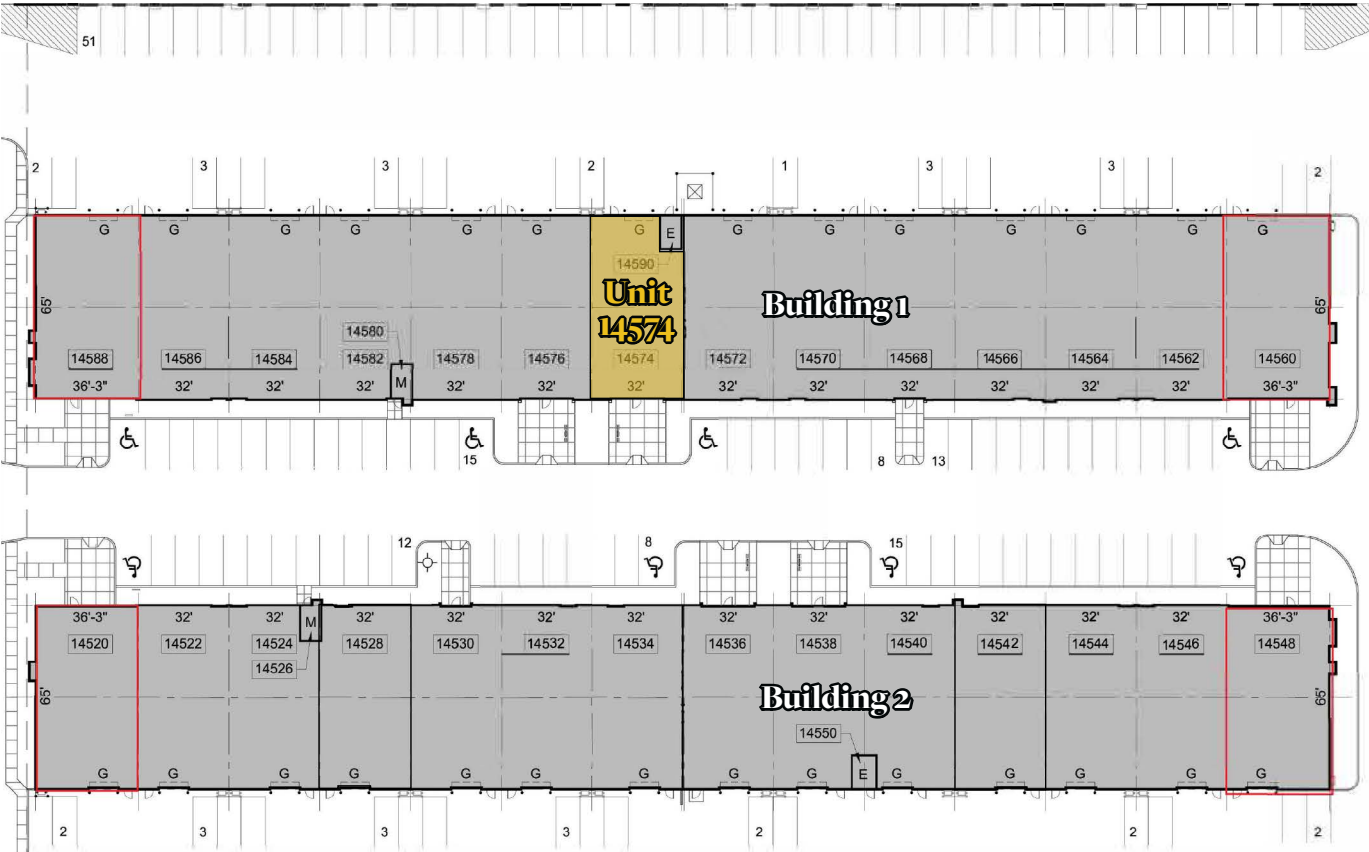
Specifications

Municipal Address	14520 116 Avenue NW, Edmonton, Alberta
Total Building Size	68,728 sf
Year Built	2013
Zoning	IB - Business Industrial
Loading	Grade 10'x12'
Power	3 Phase 100 Amp and 3 Phase 200 Amp
Lighting	LED
Ceiling Height	22' Clear
HVAC	Each Unit Separately Metered and Equipped with RTU and Suspended Gas Fired Unit Heater for Warehouse Area
Parking	147 Surface Stalls
Signage	Fascia Signage



Exterior Photos

Site Plan



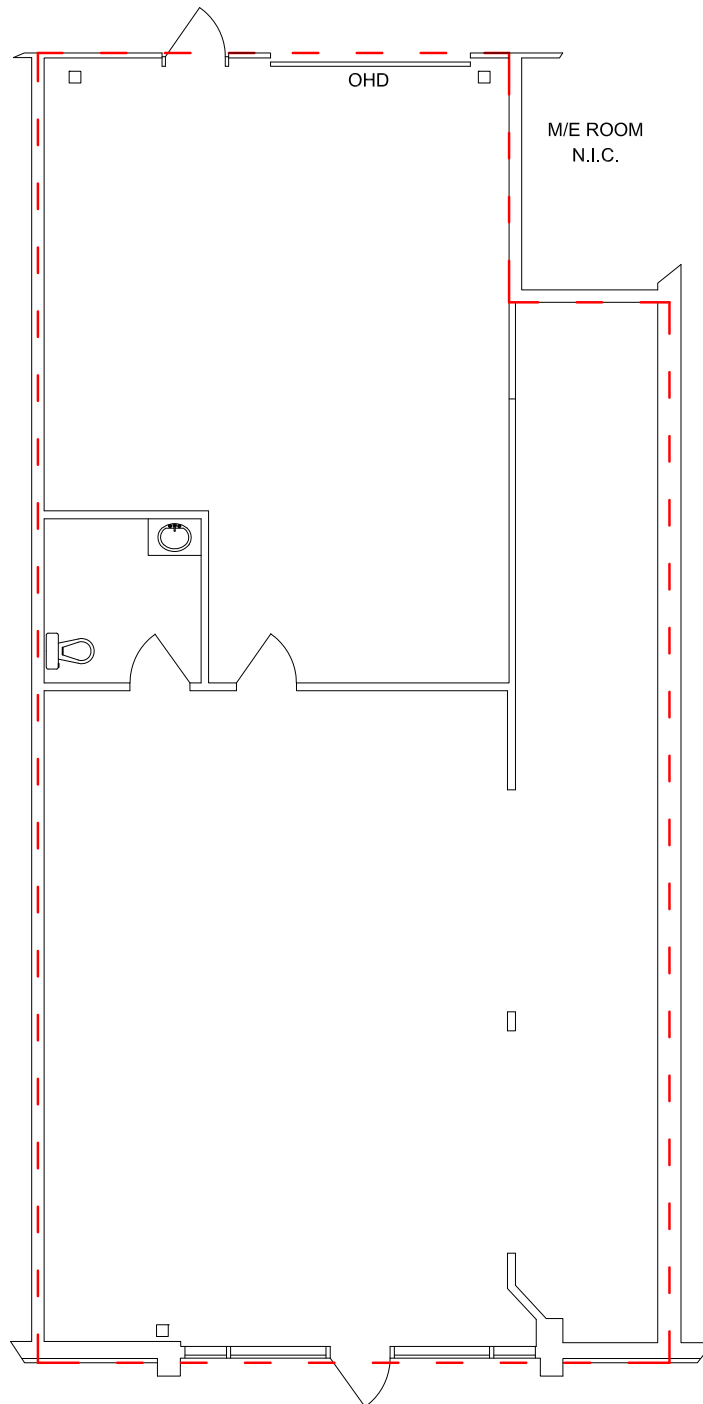
Floor Plans

Vantage Business Park 

Building 1

Unit 14574: 2,012 sf

- Available November 1, 2024



Location

Vantage Business Park is strategically located close to major roadways and residential neighborhoods providing tenants with access to a diverse talent pool, convenience for employees with shorter commutes, and increased visibility and interactions with local customers.



Population

	1km	3km	5km
2023	1,518	42,801	125,345
2028	1,519	43,657	133,992
2033	1,525	45,097	140,125



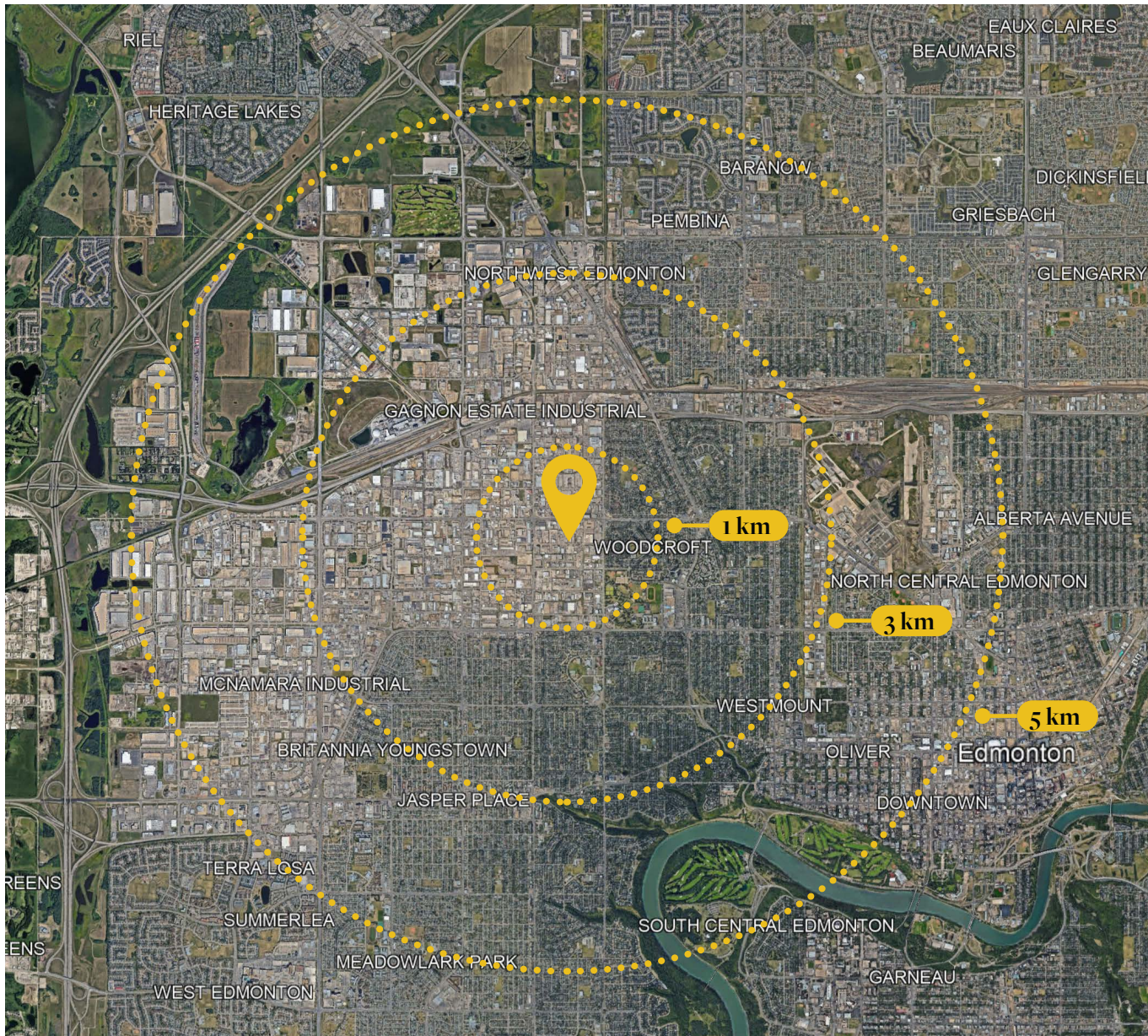
Households

	1km	3km	5km
2023	603	18,374	57,983
2028	614	19,204	64,235
2033	629	20,325	69,017



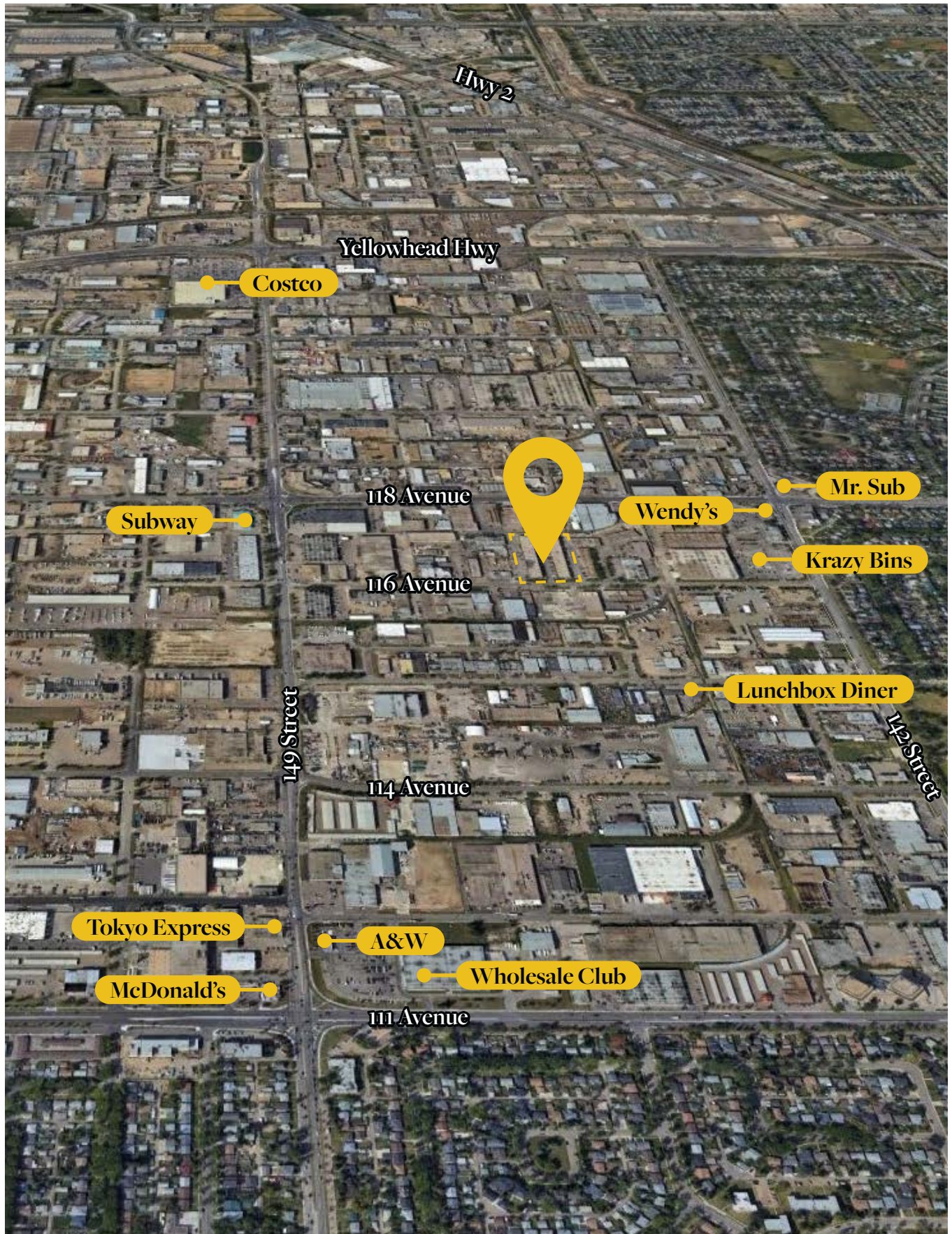
Avg. Household Income

	1km	3km	5km
2023	\$115,738	\$109,063	\$101,670
2028	\$131,337	\$125,750	\$117,327
2033	\$147,660	\$141,429	\$132,278



Nearby Amenities

Vantage Business Park





nearctic | INDUSTRIAL REIT | Marcus & Millichap

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Proposal has been prepared to provide summary, unverified information to prospective sellers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential sellers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.