

# 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](mailto:jonathan.zukiwsky@marcusmillichap.com)  
+1 780 965 9119

Benjamin Shopland | Associate  
[benjamin.shopland@marcusmillichap.com](mailto:benjamin.shopland@marcusmillichap.com)  
+1 780 689 7497

**nearctic** | INDUSTRIAL REIT

Craig Shein | Vice President, Asset Management  
[cshein@nircit.com](mailto:cshein@nircit.com)  
+1 587 894 7547

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# Property Details

Vantage Business Park 

Strategically situated just off Yellowhead Highway, Anthony Henday, and 118<sup>th</sup> 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

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

## Specifications

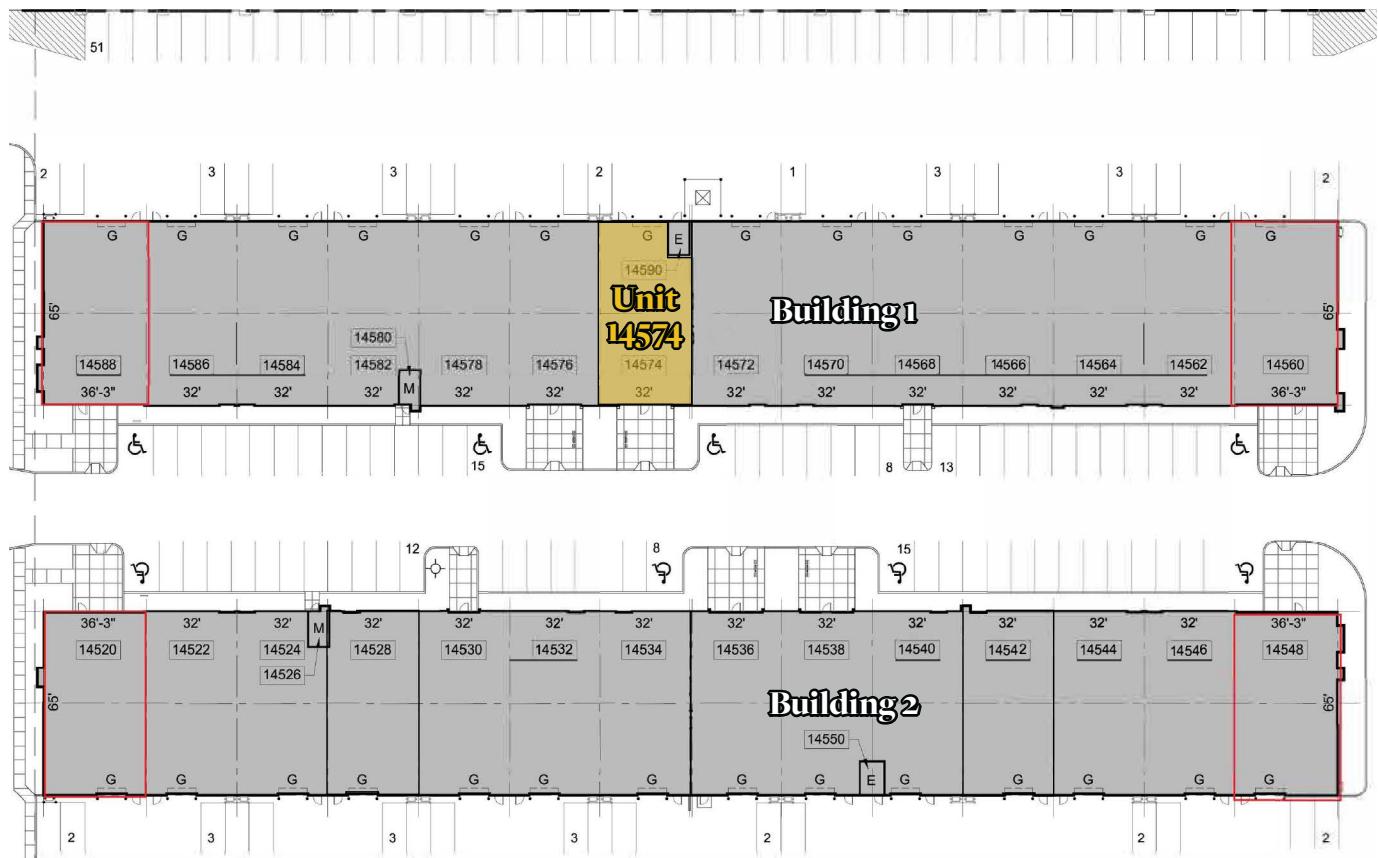
<b>Municipal Address</b>	14520 116 Avenue NW, Edmonton, Alberta
<b>Total Building Size</b>	68,728 sf
<b>Year Built</b>	2013
<b>Zoning</b>	IB - Business Industrial
<b>Loading</b>	Grade 10'x12'
<b>Power</b>	3 Phase 100 Amp and 3 Phase 200 Amp
<b>Lighting</b>	LED
<b>Ceiling Height</b>	22' Clear
<b>HVAC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



Exterior Photos

# Site Plan

Vantage Business Park 

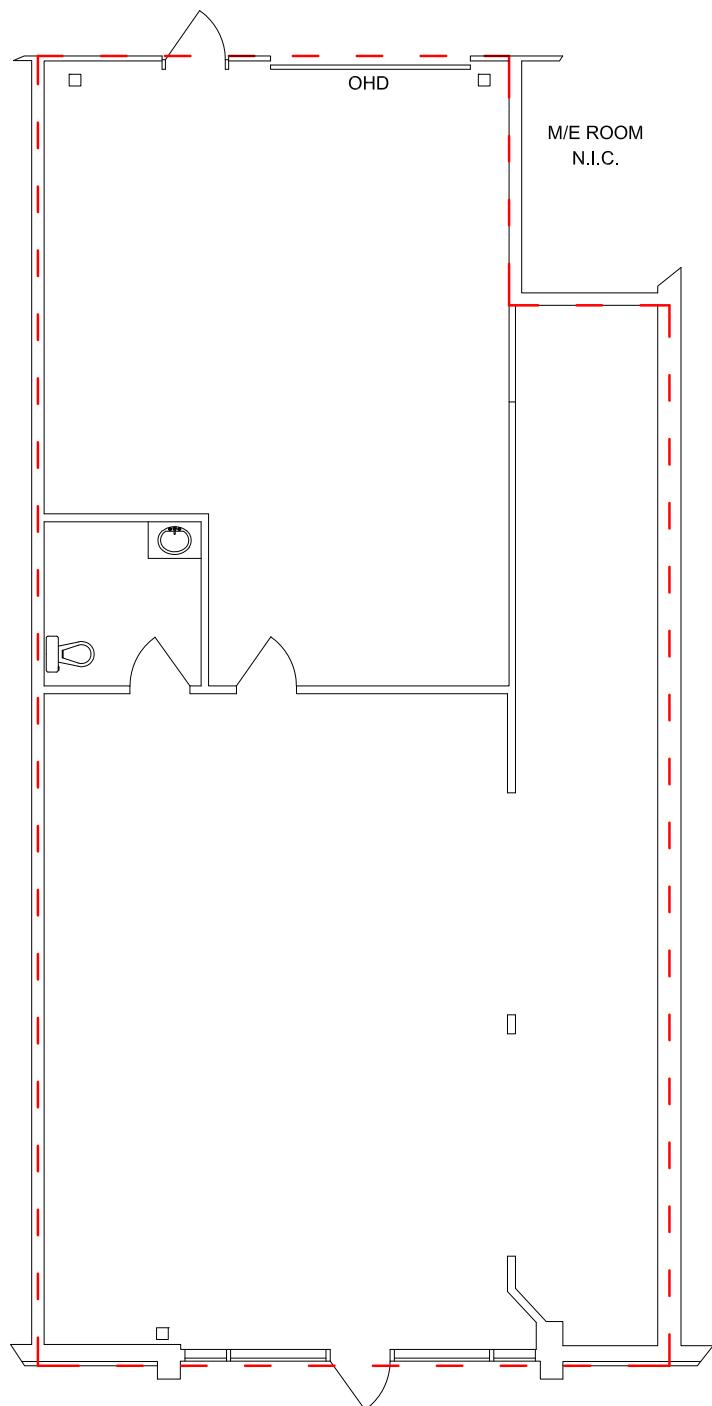


# Floor Plans

## Building 1

**Unit 14574: 2,012 sf**

- Available November 1, 2024



# Location

Vantage Business Park 

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
<b>2023</b>	1,518	42,801	125,345
<b>2028</b>	1,519	43,657	133,992
<b>2033</b>	1,525	45,097	140,125



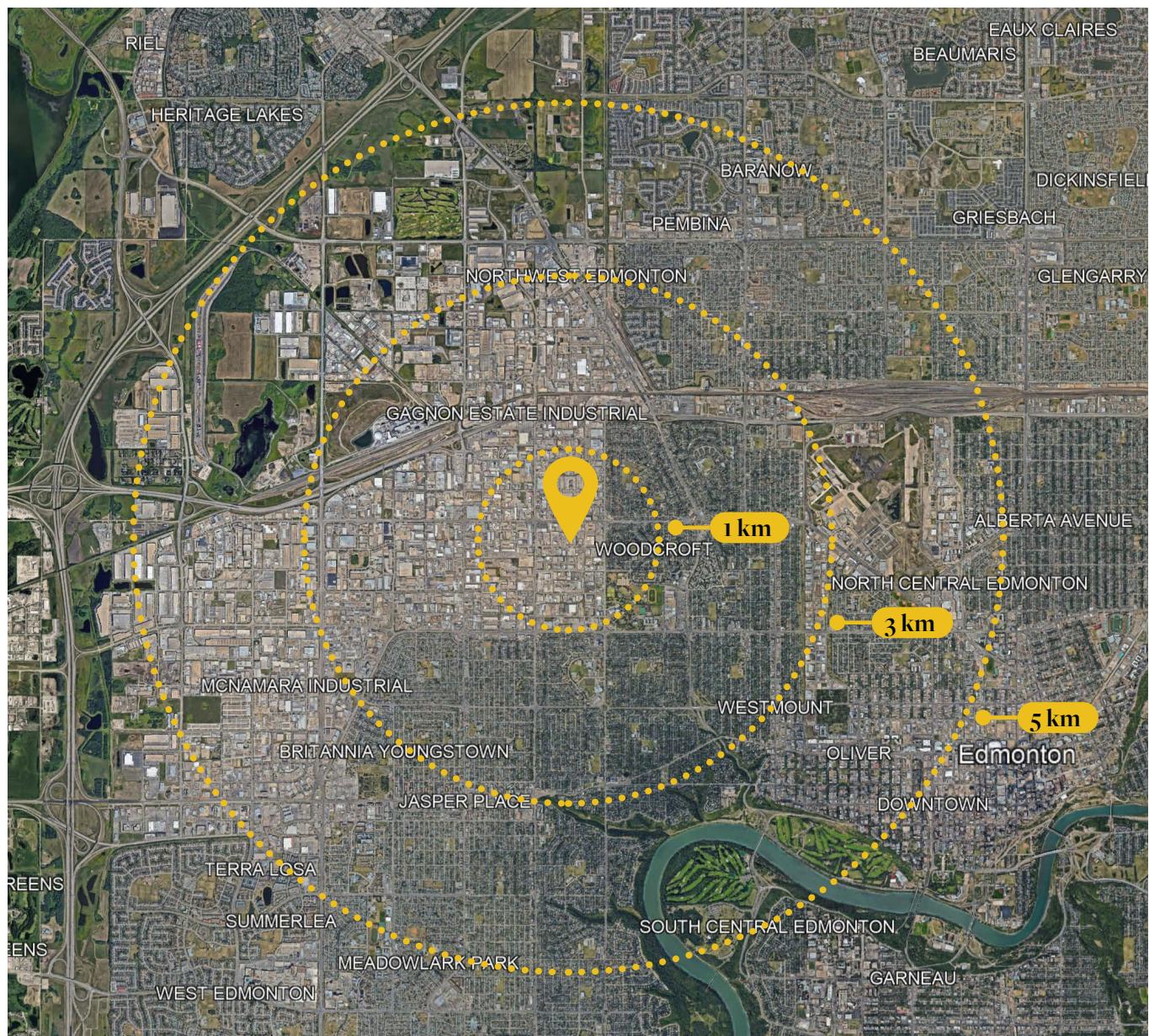
## Households

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



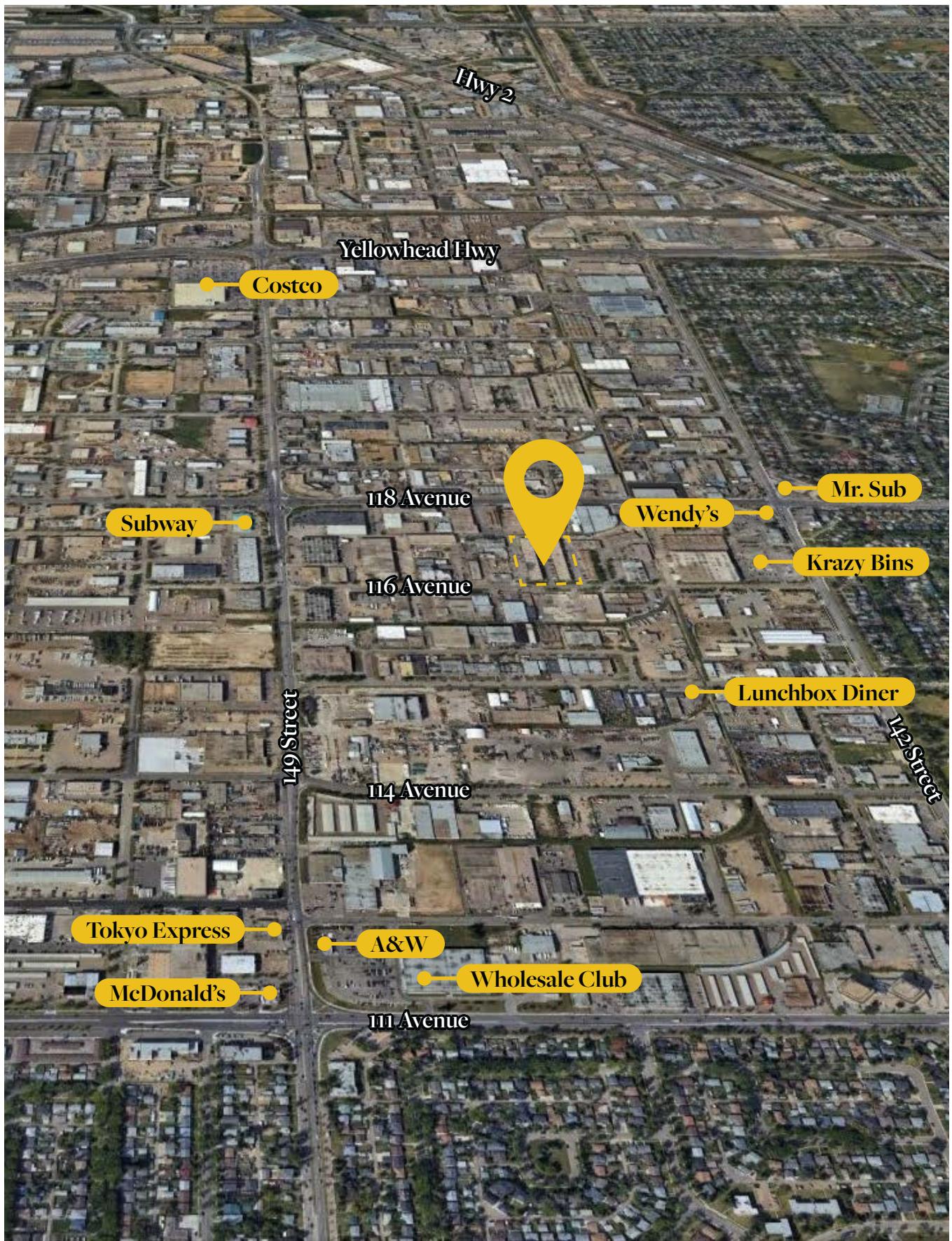
## Avg. Household Income

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



# Nearby Amenities

Vantage Business Park 





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