

FOR SUBLEASE

INKIND EXCHANGE OFFICE/ WAREHOUSE SUBLEASE

14710 112 AVENUE NW, EDMONTON, AB



16,486 SF OFFICE/WAREHOUSE

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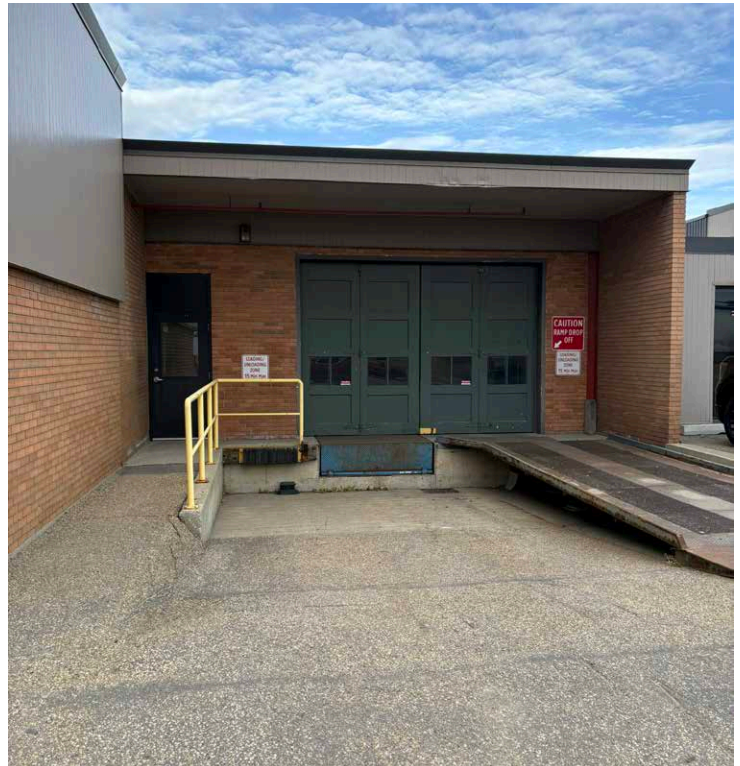
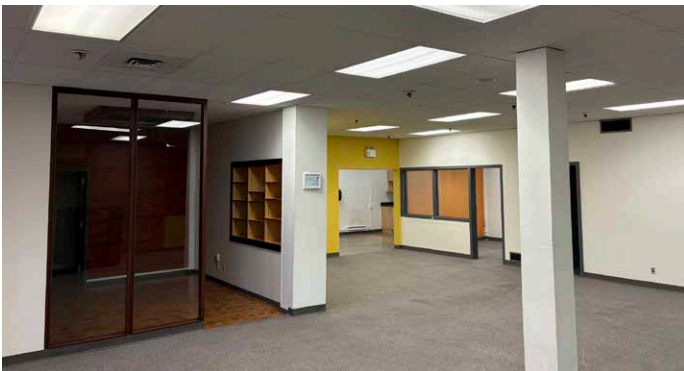
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PROPERTY HIGHLIGHTS

- Excellent proximity to 111 Avenue and 149 Street, with easy access to Yellowhead Trail and Anthony Henday Drive
- Sublease Expiry April 30th, 2027



PROPERTY DETAILS

Municipal Address: 14710 112 Avenue NW,
Edmonton

Zoning: IM - Medium Industrial

Leasable Area: Main Floor Office: 4,330 SF
Garage Area: 643 SF
Warehouse: 11,513 SF
TOTAL: 16,486 SF

Loading Doors: 10'x14' Grade with 23'x25'
Recessed Dock

Clear Height: Warehouse: 13.5'
Garage Area: 12'

Column Grid: 23'x25'

Power: 1,600 Amp, 120/208 Volt, 3
Phase, 4 Wire (Main)

Availability: Immediately

Sublease Rate: \$8.00 per SF

Operating Cost: \$3.98 per SF (Estimate 2025)

Sublease Expiry: April 30, 2027

AREA DEMOGRAPHICS



HOUSEHOLDS

1KM	3KM	5KM
1,263	22,445	64,505



AVERAGE INCOME

1KM	3KM	5KM
\$136,821	\$119,635	\$109,488



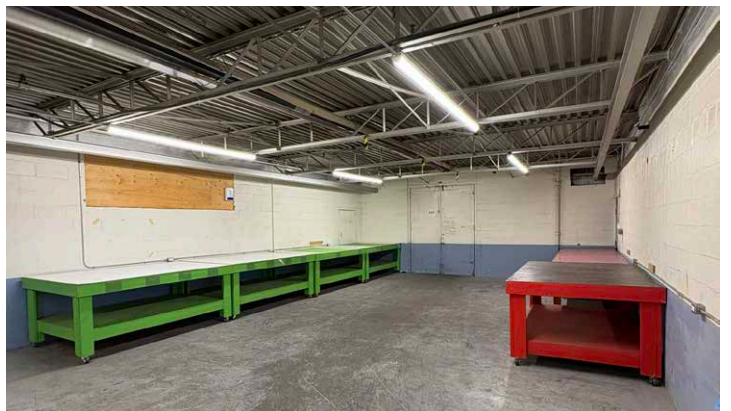
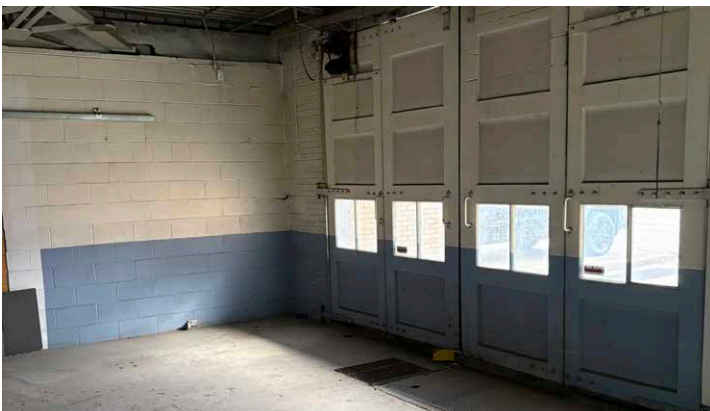
POPULATION

1KM	3KM	5KM
3,297	52,756	140,647



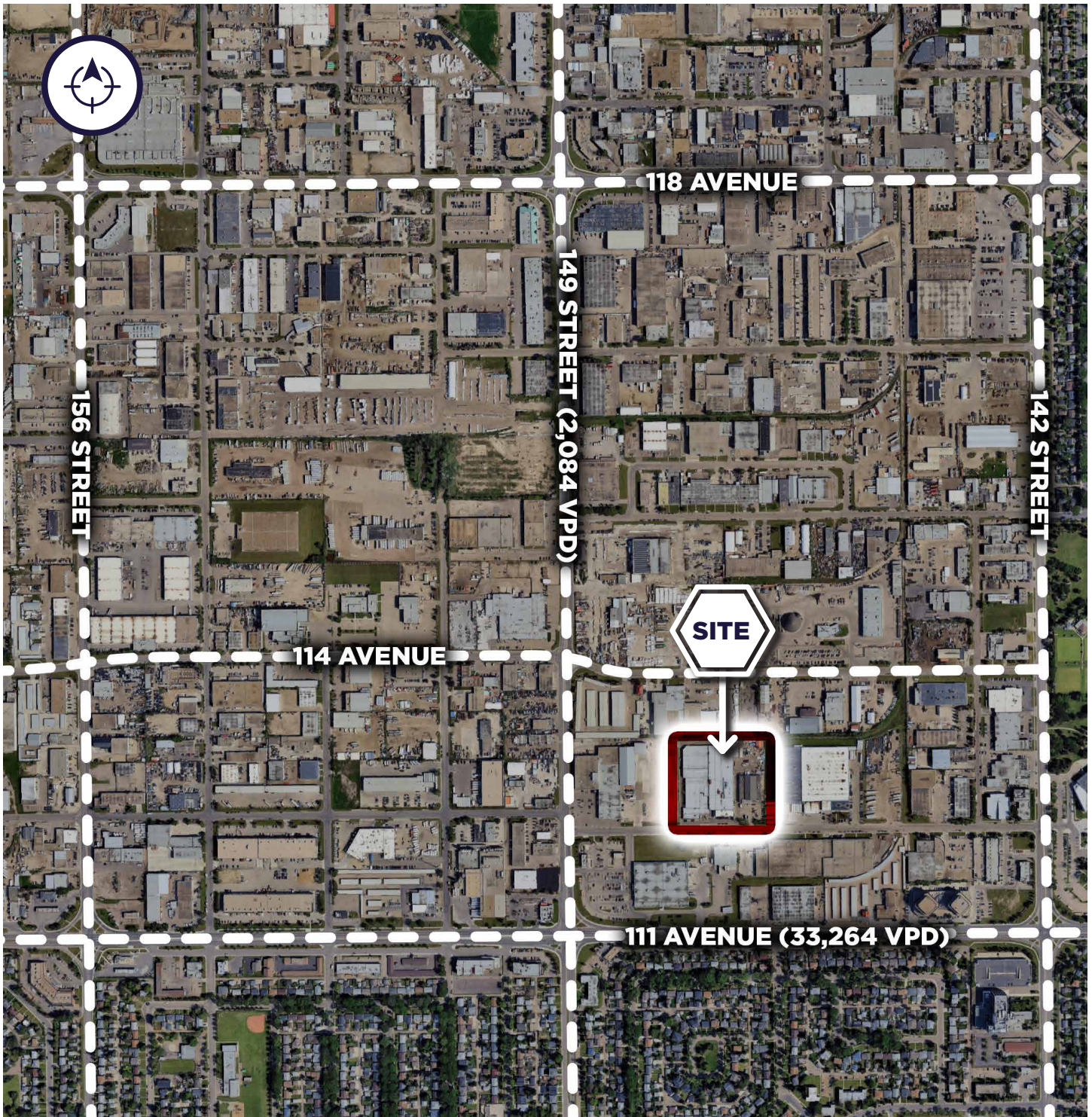
VEHICLES PER DAY

149 Street: 24,084 VPD
111 Avenue: 33,264 VPD



AERIAL VIEW

CUSHMAN & WAKEFIELD
Edmonton
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