



FOR SALE OR LEASE

**34,858 sf Freestanding
Building on 1.58 acres**

**18303 & 18327 – 107 Avenue
Edmonton, AB**

**AVISON
YOUNG**

Location overview

West Edmonton

Located in the heart of West Edmonton's industrial hub, this prime industrial building offers unparalleled access to key logistics and transportation networks, including the CN Intermodal Terminal just five minutes away. The area boasts a robust labor market, with over 788,000 skilled and general workers within a 30-minute drive. West Edmonton is a significant player in the region's industrial sector, accounting for 38% of the total industrial inventory in the greater Edmonton area, which currently has a low vacancy rate of 4.3%. This makes it an ideal location for businesses looking to thrive in a dynamic and well-connected environment.



1,452,653

Total Population within 30 km of Site
(2023 est)



802,293

Total Labour Force within 30 km of Site
(2023 est)



14,112

Vehicles per day along 184 Street

Drive times

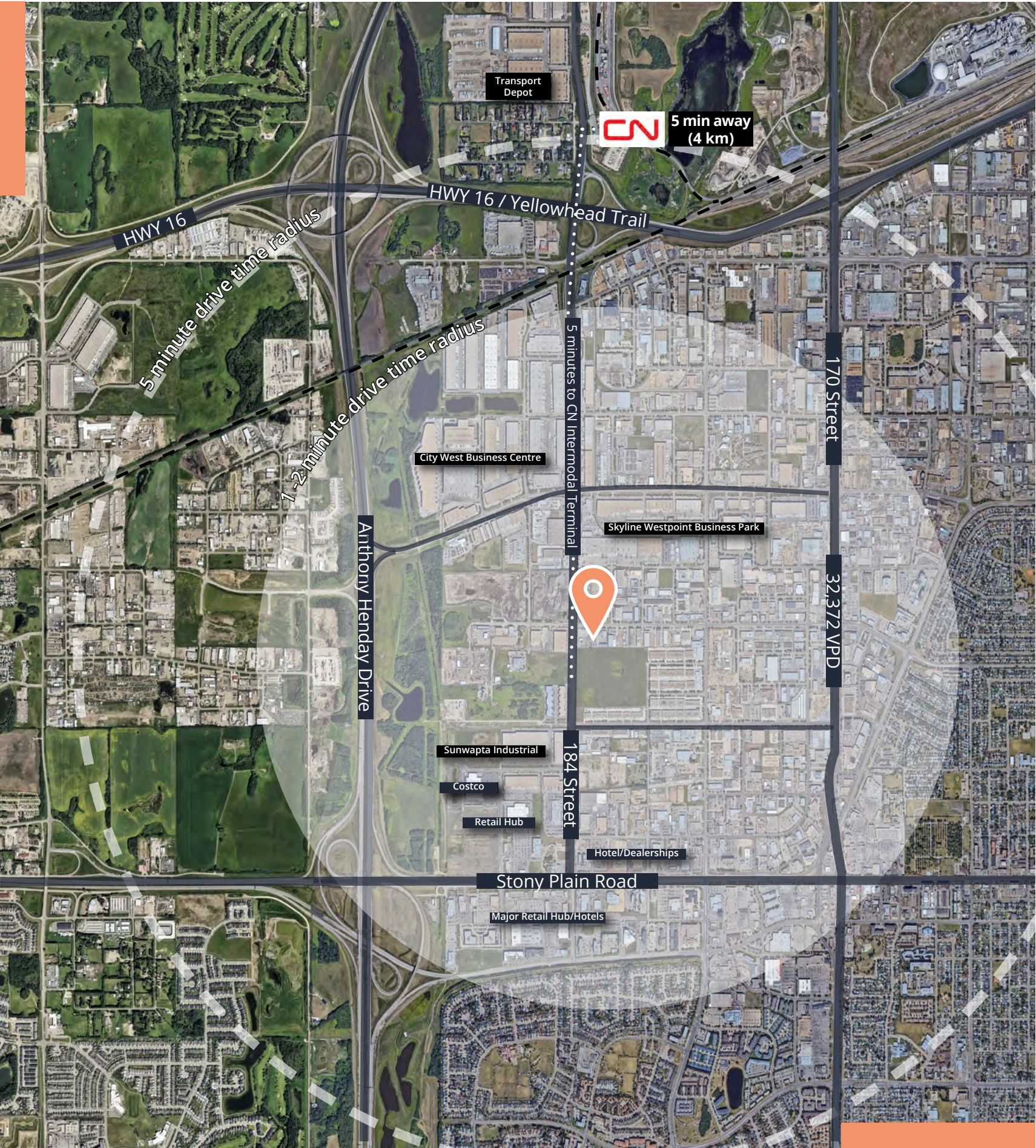
CN Intermodal Terminal	5 mins
Spruce Grove.....	17 mins
Downtown Edmonton	17 mins
St. Albert	17 mins
Stony Plain	23 mins
International Airport	30 mins

Access drive times:

Stony Plain Road	1 min
170 Street	2 mins
Anthony Henday Drive	3 mins
Yellowhead Trail/HWY 16.....	5 mis

Nearby amenities (3 - 4 mins)

Costco, Lowe's, LA Fitness, Go Honda, Big West Ford, Audi, BMW, Travelodge, Marriott, Hampton Inns, Wingate by Wyndam, Rona, Walmart, Dollar Tree, Tim Hortons, Wendy's, McDonald's and more



Property overview

Offering summary

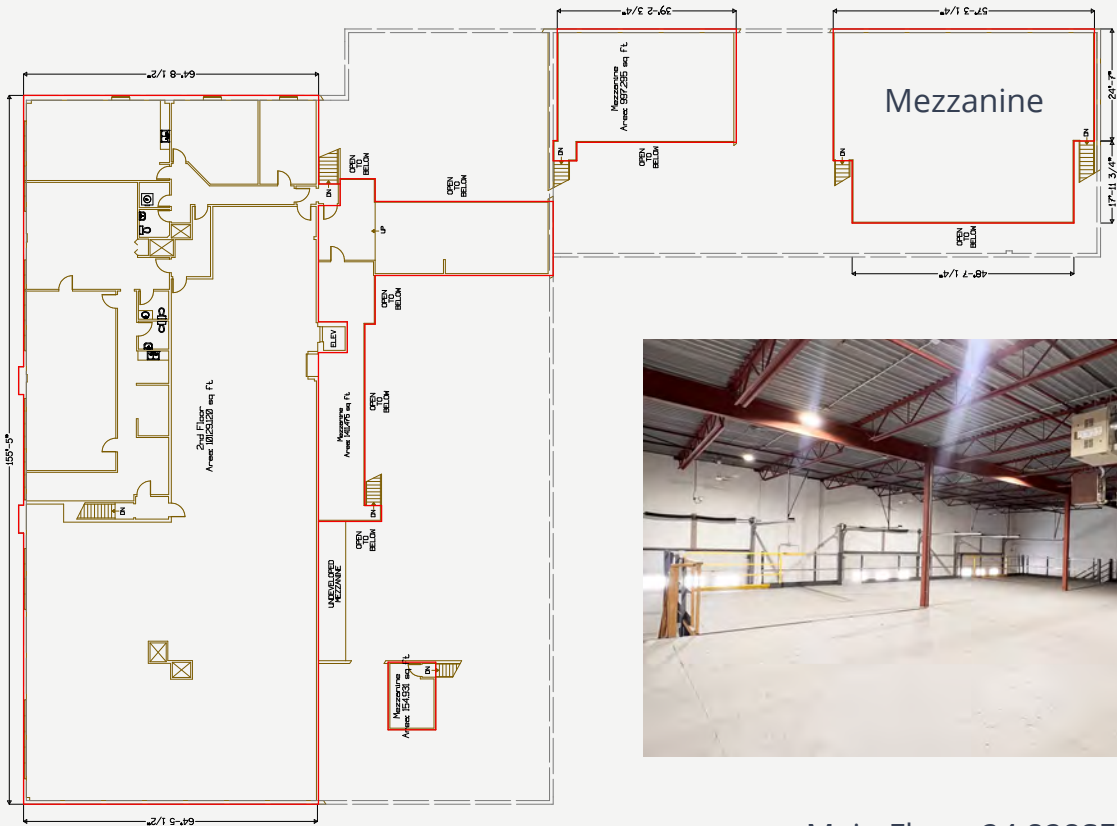
Legal Description:	Plan 7820005, Block 5, Lot 3
Building Size:	Main Floor: 24,828 SF Second Floor: 10,030 SF Total building size: 34,858 SF
Year Built:	1996
Site Size:	1.58 acres
Site Coverage:	35.93%
Zoning:	BE - Business Employment
Loading:	(9) Grade
Ceiling:	19' - 21'
Electrical:	TBD
Operating Costs:	\$4.83 PSF
Lease Rate:	\$10.50 PSF
Property Taxes (2025):	\$115,125.21
Sale Price:	\$5,400,000



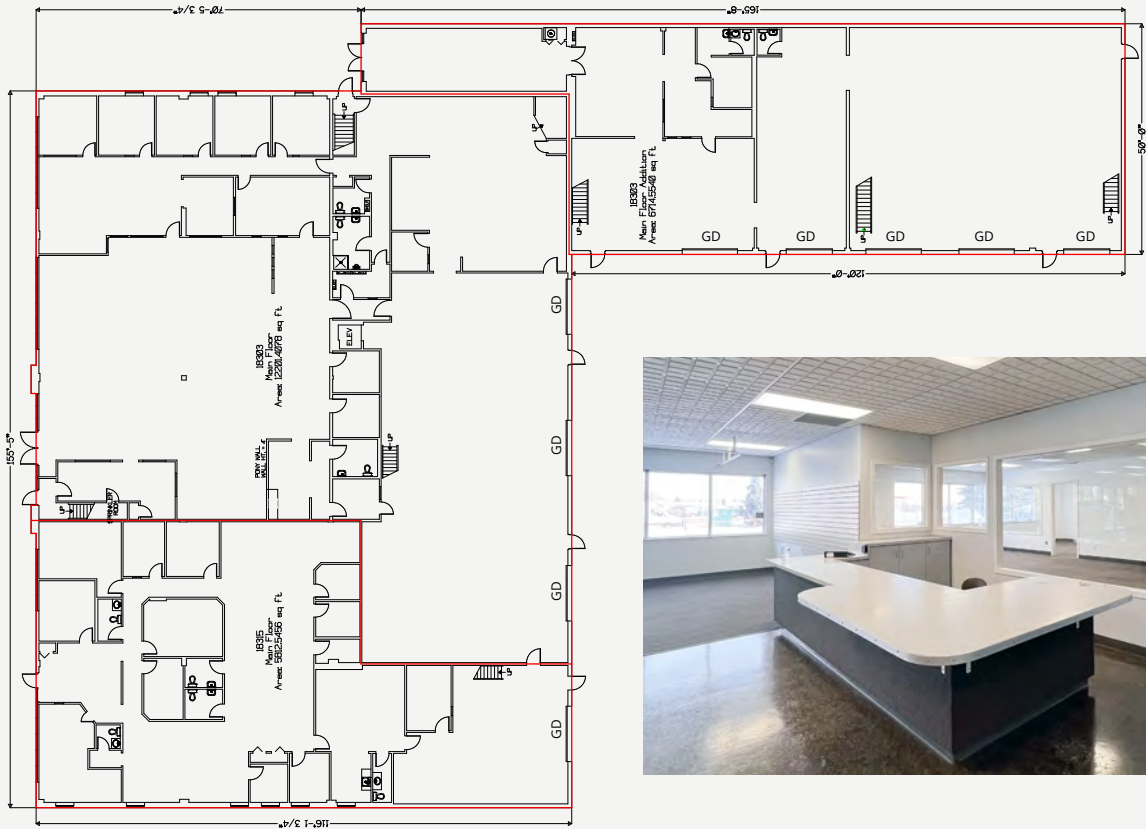
Floor plans



Second Floor: 10,030 SF



Main Floor: 24,828SF



Site overview

18303 & 18327 – 107 Avenue, AB



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Stony Plain Road



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Edmonton, AB

If you would like more information on this property please get in touch.

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**AVISON
YOUNG**

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MANAGED
COMPANIES**
Platinum member