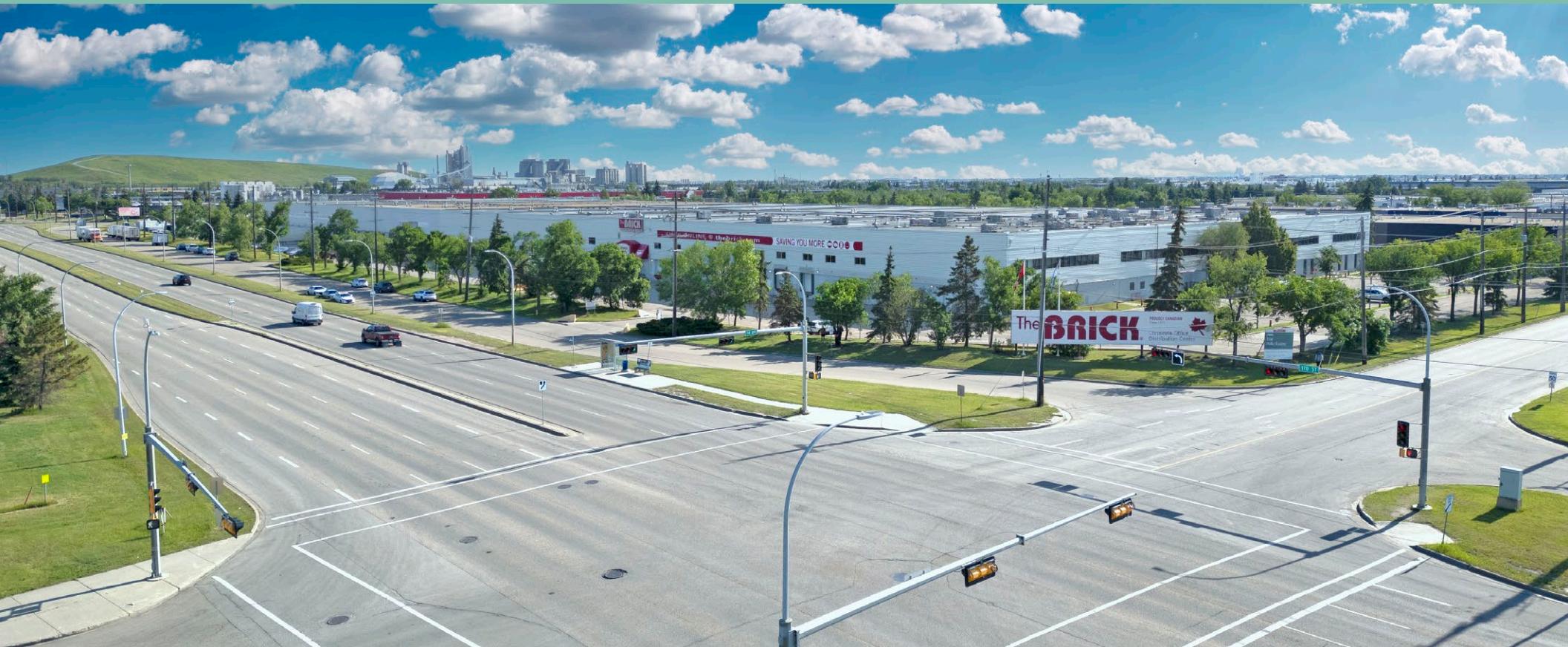


Rare Landmark Warehouse Opportunity

16930 - 114th Avenue
Edmonton, Alberta
www.cbre.ca

±80,000 - 213,795 SF For Lease | 401,564 SF For Sale | Excellent Exposure To 170th Street



Rare Landmark Warehouse Opportunity

16930 - 114th Avenue | Edmonton, Alberta



For Sale/Lease

Property Overview

16930 - 114th Avenue

Legal Address	Plan 7520501; Block 7; Lot 1A Plan 7520501; Block 7
Zoning	BE - Business Employment
Year Built	1976 (two additions added at later date)
Available Area For Lease	Main Floor Office: 1,878 sq. ft. 2 nd Floor Office/Mezzanine: 21,006 sq. ft. Warehouse: 190,911 sq. ft. Total: 213,795 sq. ft.
Total Building Size For Sale	401,564 sq. ft.
Yard Area	3.40 acres
Dock Loading	(43) 8' x 10' loading doors
Grade Loading	(1) 10' x 10' loading door
Construction	Combination of block and steel frame insulated metal panel
Column Spacing	38' x 35'
Ceiling Height	27'11" - 30'6" clear
Power	2,000 amp, 600 volt *To be confirmed
Heating	Forced air gas fired units
Lighting	LED in warehouse
Make-Up Air	Yes
Sprinklers	Yes
Parking	Energized surface stalls
Sale Price	Market
Lease Rate	Starting at \$8.25 per sq. ft. / annum
Taxes (2025)	\$908,816.28
Op Costs (2025 Estimated)	\$5.50 per sq. ft. / annum
Availability	Immediately

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For Sale/Lease

The Opportunity

Excellently Located Freestanding Warehouse

This unparalleled landmark location on 170th provides a rare opportunity to lease a piece of Edmonton's history. The site provides nearly 1,500 feet of direct frontage onto 170th Street excellent for users requiring a recognizable location along a busy thoroughfare in the heart of Northwest Edmonton. There are 5 points of ingress/egress to the building including a service road and 4 way traffic controlled interaction at 170th and 114th Avenue.



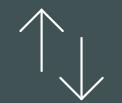
Demising
Options Starting
at ±80,000 SF



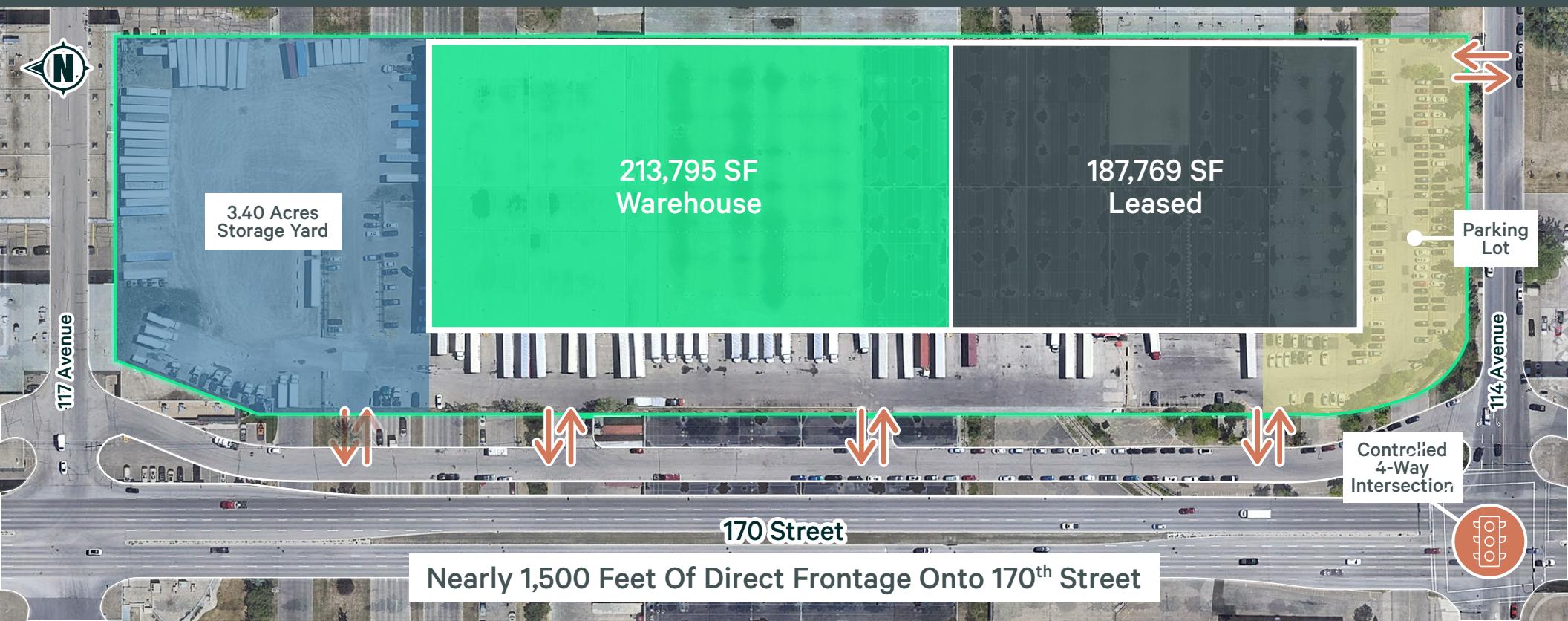
Nearly 1,500'
Frontage Onto
170th Street



16.13 Acre
Site



5 Points of
Ingress/Egress



Rare Landmark Warehouse Opportunity

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Right Where You Need To Be

Take Advantage Of This Excellent Location

Conveniently located on the busy 170th Street, the building benefits from great exposure and incredible accessibility. There are five bus stops in the immediate vicinity of the building which feed into major transit centres such as West Edmonton Mall and Jasper Place.

The building offers an abundance of vehicle parking, and is minutes away from major transportation routes.

2 Minutes
To Yellowhead Trail

20 Minutes
To Downtown

5 Minutes
To Anthony
Henday Drive

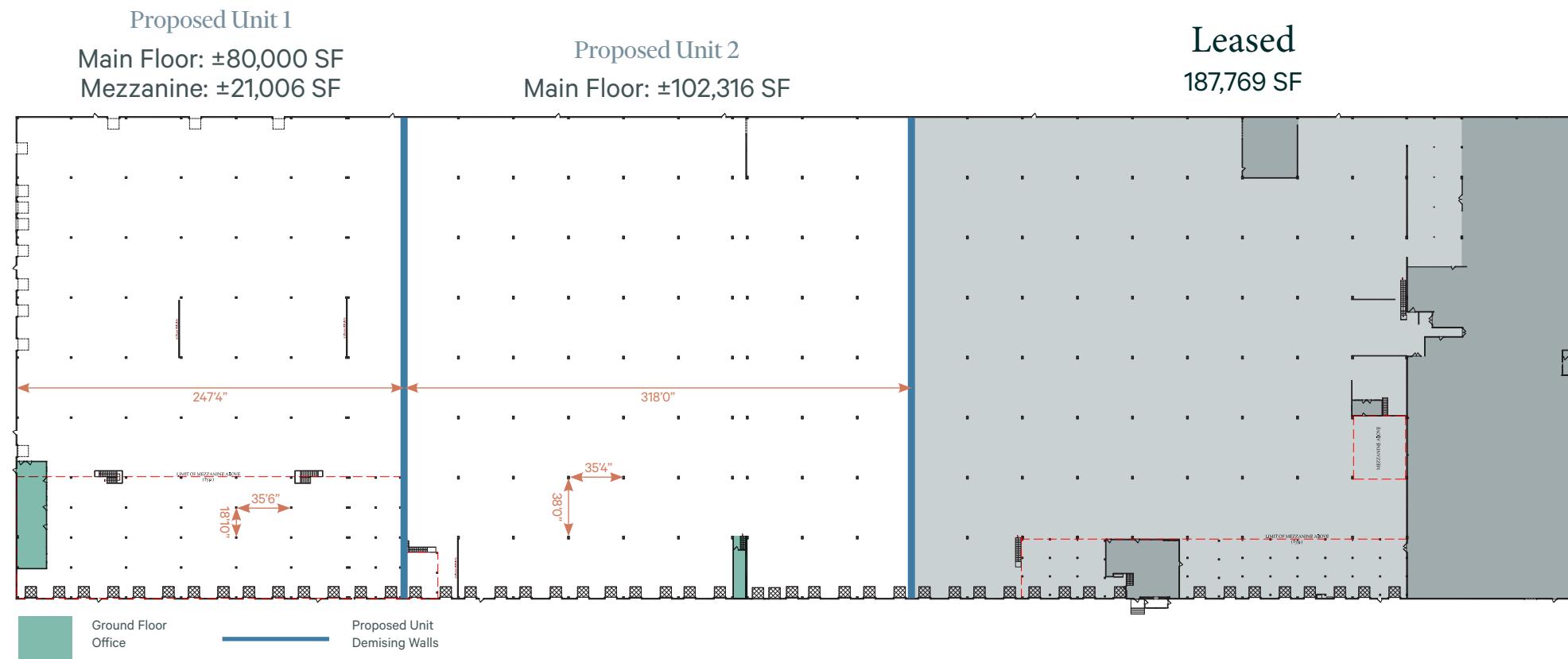
32 Minutes
To The Edmonton
International Airport

14 Minutes
To Whitemud Drive



Multiple Demising Options

With $\pm 213,795$ square feet of commercial industrial space to spare, the building can be demised to accommodate multiple users with demising options starting at $\pm 80,000$ square feet.



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For Sale/Lease



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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