

Industrial | For Sale/Lease

CBRE

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



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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 <i>*To be confirmed</i>	
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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The Opportunity

Excellent 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



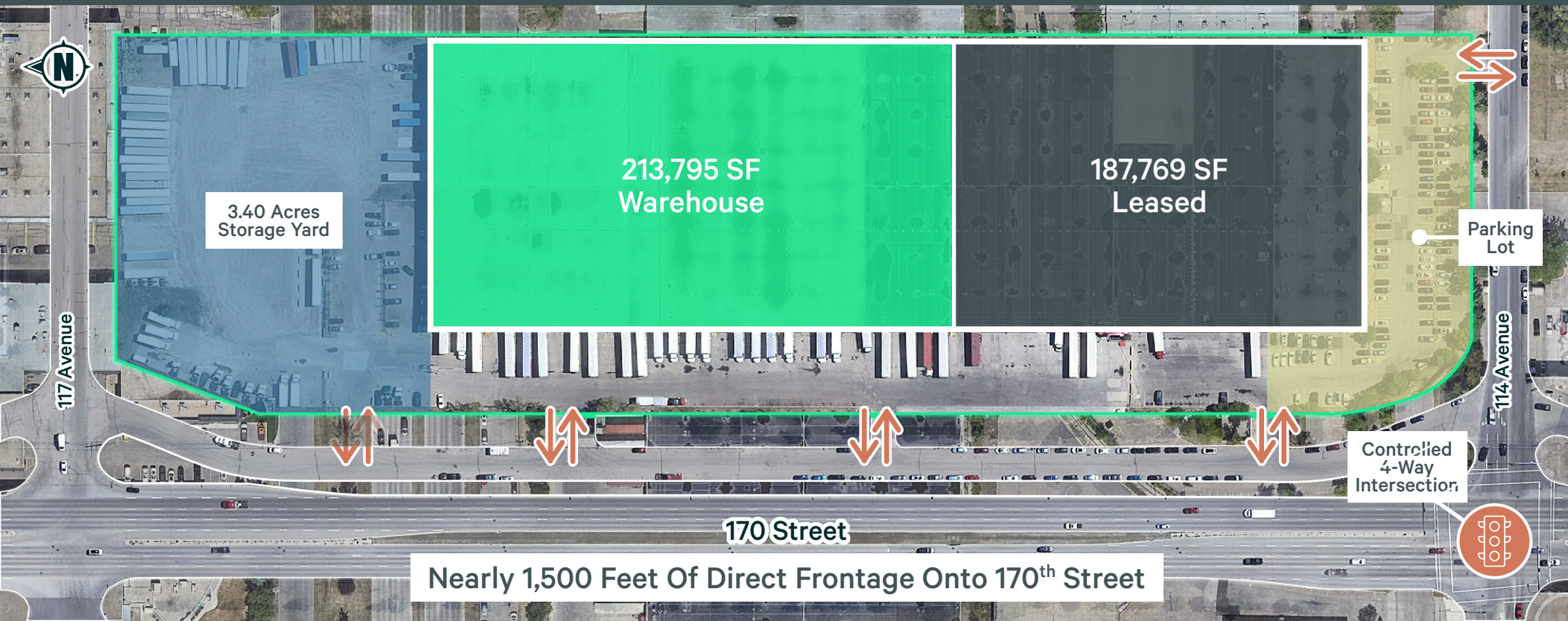
Nearly 1,500'
Frontage Onto
170th Street



16.13 Acre
Site



5 Points of
Ingress/Egress



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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.

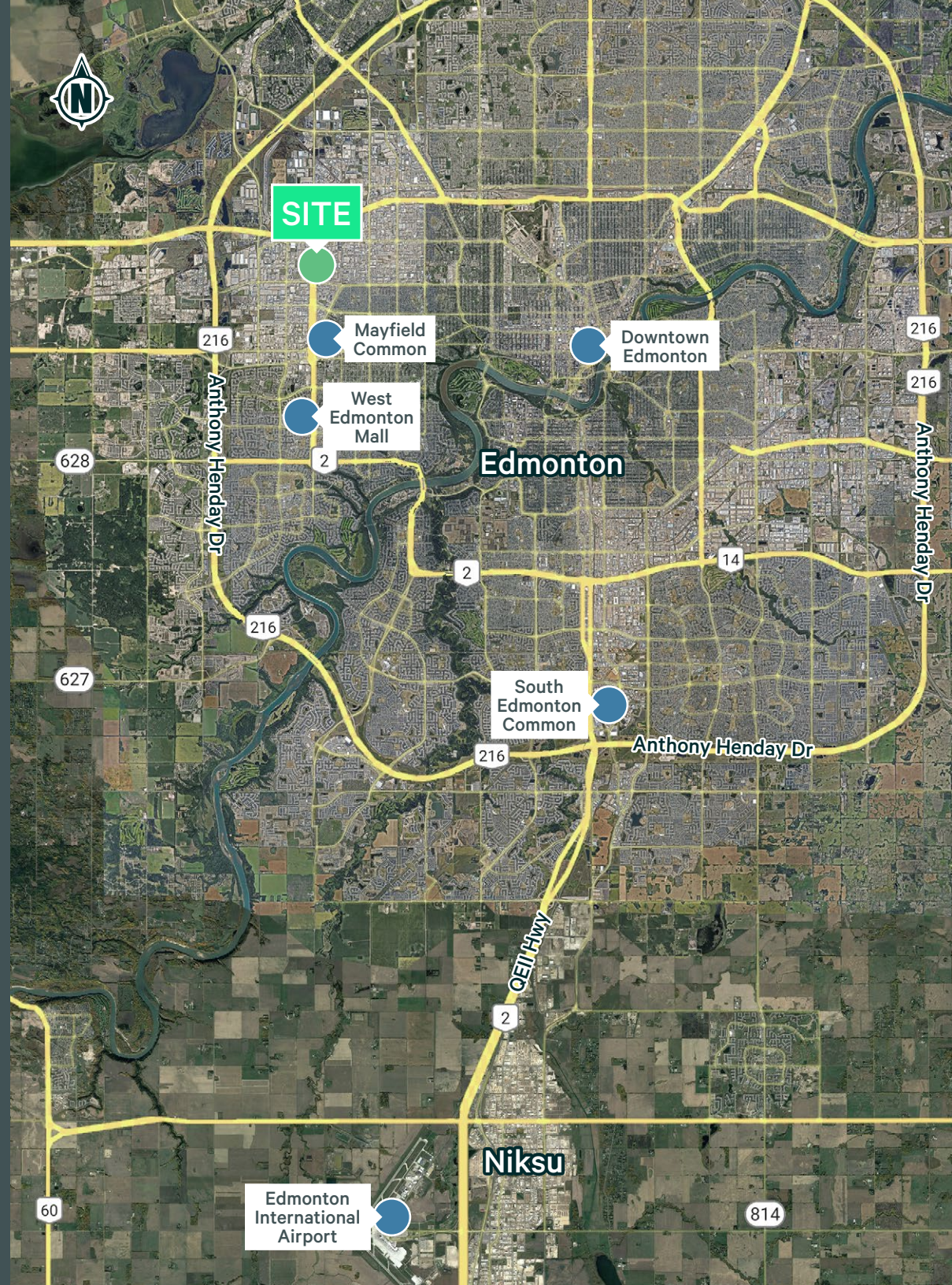
2 Minutes
To Yellowhead Trail

20 Minutes
To Downtown

5 Minutes
To Anthony
Henday Drive

32 Minutes
To The Edmonton
International Airport

14 Minutes
To Whitemud Drive



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Multiple Demising Options

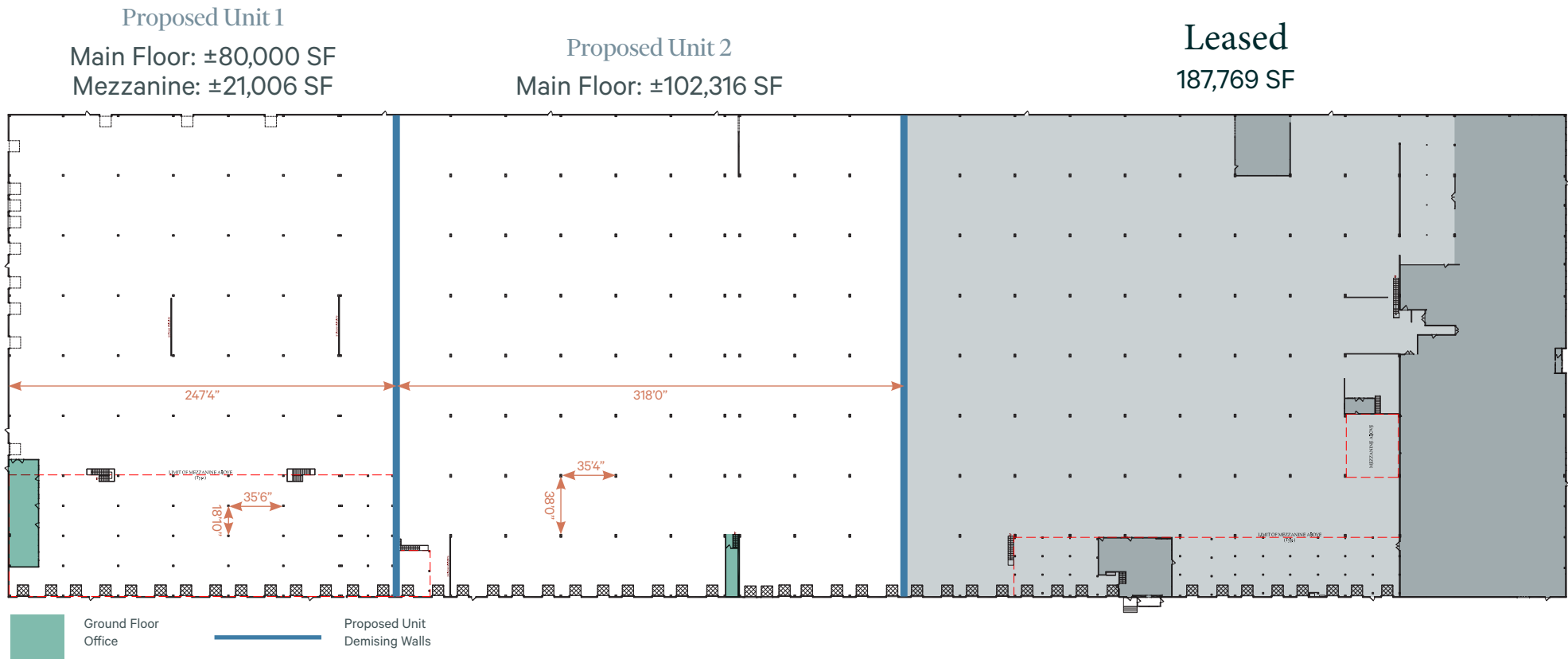
With ±213,795 square feet of commercial industrial space to spare, the building can be demised to accommodate multiple users with demising options starting at ±80,000 square feet.

Proposed Unit 1

Warehouse Floor Area:	±80,000 sq. ft.
Ground Floor Office Area:	±1,483 sq. ft.
2nd Floor Mezzanine Area:	±21,006 sq. ft.
Total:	±102,489 sq. ft.

Proposed Unit 2

Warehouse Floor Area:	±102,316 sq. ft.
Ground Floor Office Area:	±395 sq. ft.
2nd Floor Mezzanine Area:	---
Total:	±102,711 sq. ft.



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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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