

**AVISON  
YOUNG**

**FOR SALE OR LEASE**

**17531  
114 AVENUE**

**25,759 SF on 1.20 Acres**

For more information

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# 17531 114 AVENUE

This versatile industrial property offers a total of 25,579 square feet of functional space on a 1.20-acre site. It features a 1,500 SF sales office, a 150 SF dedicated shipping office, and a spacious 24,109 SF warehouse, which can be demised into two separate units. With four dock-level doors and one grade-level loading bay, the facility is well-equipped for efficient logistics and distribution operations.

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**Legal Description** Plan 0020203; Block 8; ROT 5

**Site Size** 1.20 acres

**Building Area** Sales office: 1,500 SF  
Shipping office: 150 SF  
Warehouse: 24,109 SF  
Total: 25,759 SF

**Zoning** BE - Business Employment

**Ceiling Height** 23' - 24'

**Loading** Dock (4) & Grade (1)

**Power** 200 amp 208 volt 3 phase 4 wire  
(2 services) 200 amp 208 volt 3 phase 4 wire (TBC)

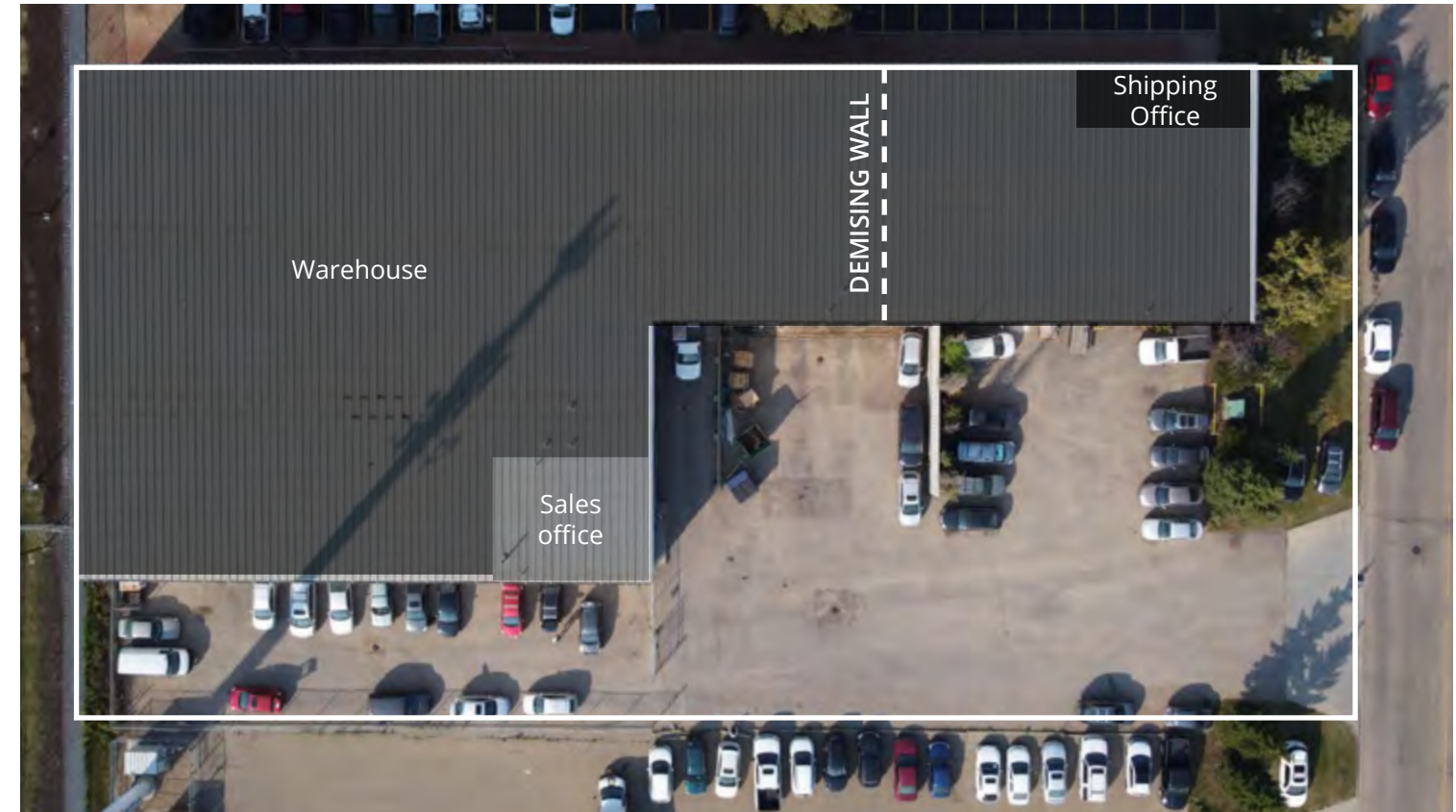
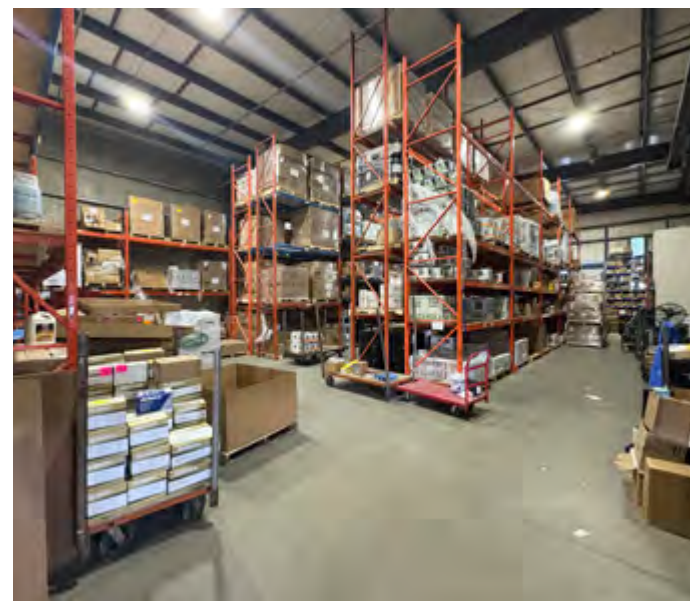
**Rental Rate** \$12.00 PSF

**Operating Costs** \$4.30 PSF (2025)

**Property Taxes** \$95,405.22 (2025)

**Sale Price** \$4,850,000

**Available** April 1, 2026



LED LIGHTING



ABILITY TO DEMISE



SPRINKLER



RADIANT TUBE HEATING



## Get more information

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