

FOR LEASE

11144 - 149 STREET | EDMONTON



This versatile Retail/Office/Warehouse space offers exceptional exposure and convenient access, making it ideal for a wide variety of uses. Currently home to the Tokyo Express restaurant, the property features ample parking and benefits from IM (Medium Industrial) zoning, allowing flexibility for prospective businesses.

The property also offers practical features such as grade-level loading in the warehouse, perfect for businesses requiring efficient logistics and distribution capabilities. With the added benefit of walkable access from a nearby bus line, this location supports both ease of commute and accessibility.

Located in the High Park Industrial area in the West end, the space is easily accessible from major routes, including 149th Street, 111 Avenue, and the Yellowhead Trail, ensuring seamless connectivity for clients and employees alike.

CONTACT

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FOR LEASE | RETAIL & WAREHOUSE OPPORTUNITY



MUNICIPAL

Retail/Office/Warehouse
Warehouse

11144 - 149 Street | Edmonton, AB
14927 - 112 Avenue | Edmonton, AB

LEGAL DESCRIPTION

Retail/Office/Warehouse
Warehouse

Plan 7015ET, Block 17, Lot 5
Plan 9220793, Block 17, 6A

AVAILABLE SPACE

Retail/Office/Warehouse
Warehouse

± 7,100 SF
± 1,900 SF

Can be combined for a total of ± 9,000 SF

LOADING

Retail/Office/Warehouse
Warehouse

(1) 10' x 10' grade level door
(1) 14' x 10' grade level door

POWER

Retail/Office/Warehouse
Warehouse

400 amp, 120/208 volt, 3 phase
100 amp, 120/208 volt, 3 phase

CEILING HEIGHT

Retail/Office/Warehouse
Warehouse

10' clear
18' clear

PARKING SPACE

21 surface stalls

POSSESSION

May 2025

ZONING

IM - Medium Industrial

LEASE FINANCIALS

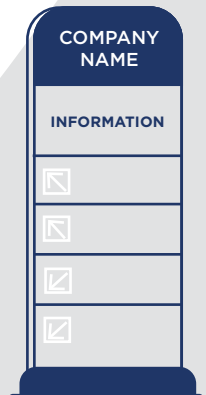
RETAIL/ OFFICE/WAREHOUSE

Base Rate	\$16.00 PSF
Operating Cost	\$4.99 PSF (2024)
Includes	Walk-in freezer and coolers can stay or be removed

WAREHOUSE

Base Rate	\$12.00 PSF
Operating Cost	\$5.10 PSF (2024)
Includes	Washroom

PYLON SIGNAGE
AVAILABLE AT MARKET RATE



FOR LEASE | RETAIL & WAREHOUSE OPPORTUNITY

DEMOGRAPHICS (3KM)



48,730
Current Population



58,239
Daytime Population



-\$- \$97,758
Average Household Income



31,147
Vehicles daily along 111 Ave and 149 St

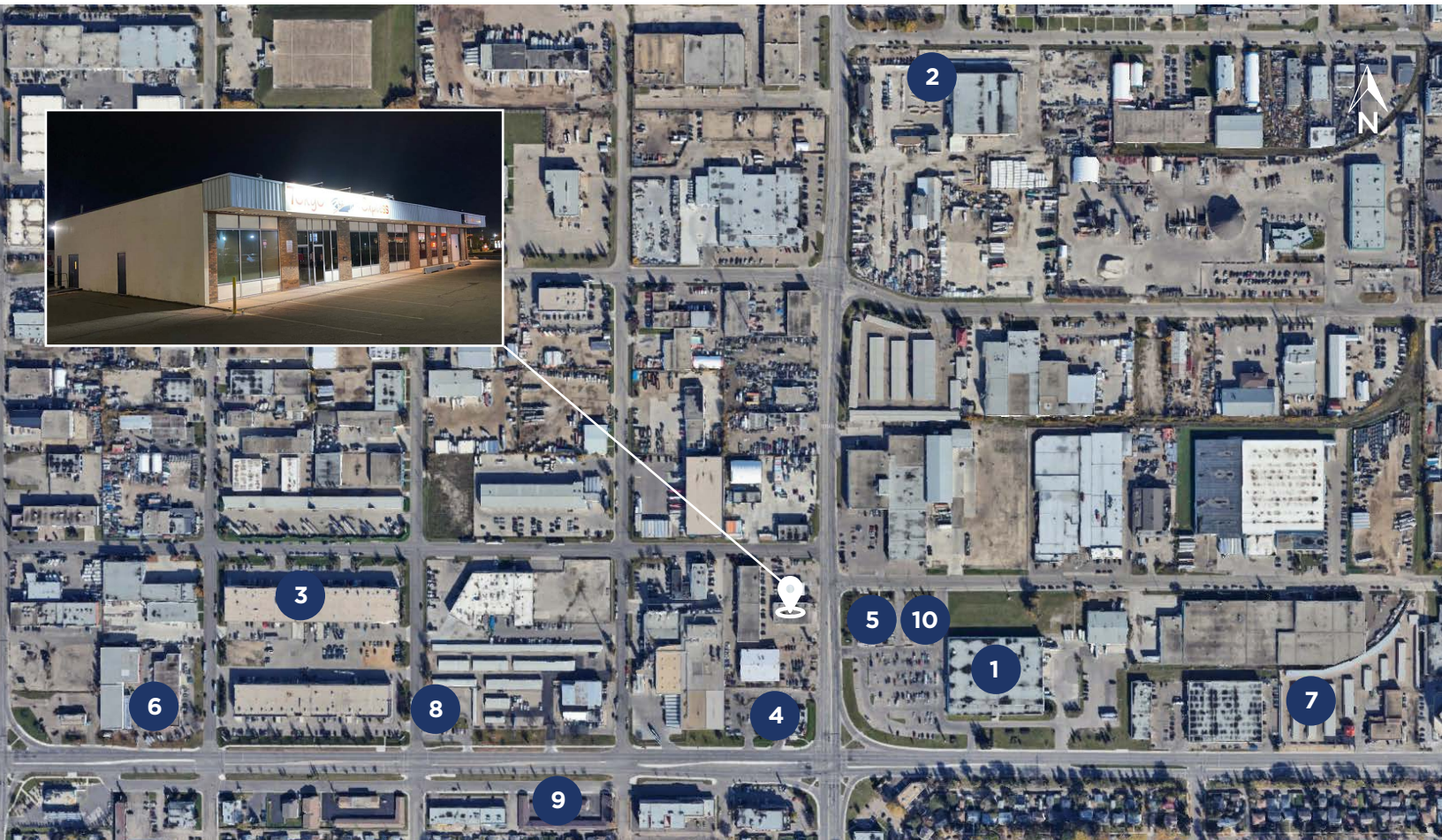


DRIVE TIMES

Yellowhead Trail	10 minutes
Anthony Henday	10 minutes
Whitemud Drive	15 minutes
Edmonton Int'l Airport	35 minutes

NEARBY AMENITIES

1. Wholesale Club
2. Great Canadian Liquor
3. City Electric Supply
4. McDonald's
5. A&W Canada
6. U-Haul
7. Sentinel Storage
8. Burger Baron
9. Aurora Motel
10. Jiffy Lube



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