



NEWLY CONVERTED INDUSTRIAL BAY



**CUSHMAN &  
WAKEFIELD**  
Edmonton

# FOR SALE

## IMPERIAL PARK CONDO

15624 116 Avenue, Edmonton, AB

2,378 SF

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# THE OPPORTUNITY

- Excellent West End location off 156 Street and close 118 Avenue Yellowhead Trail.
- 2,378 SF of well-developed main and second floor office (undeveloped).
- Good parking.
- Exterior building and pylon signage available.
- Ample exposure onto 156th Street.
- Good public transit on 156th Street.

# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
15624 116 Avenue, Edmonton, AB

**LEGAL DESCRIPTION**  
Plan 7922761 Unit 11

**ZONING**  
IM - Medium Industrial

**PARKING**  
Ample Parking

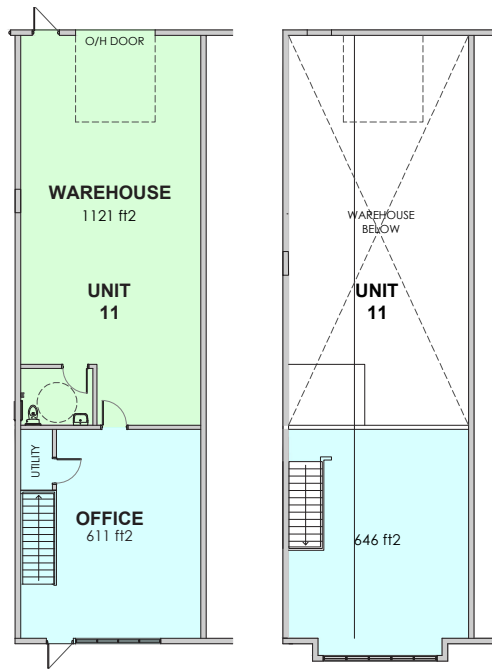
**LOADING**  
Grade

**AVAILABILITY (IMMEDIATE)**  
Main Floor Office - 611 SF  
Second Floor Office - 646 SF  
Warehouse - 1,121 SF  
Total - 2,378 SF

**PROPERTY TAXES**  
\$13,946.04 (2024)  
\$1,162.17/ Month

**CONDO FEES**  
\$795.45/Month

**SALE PRICE**  
\$416,150



**AREA:**

UNIT 11	
GROUND FLOOR OFFICE	611 SF
GROUND FLOOR WAREHOUSE	1,121 SF
SECOND FLOOR (UNDEVELOPED OFFICE)	646 SF
<b>TOTAL</b>	<b>+/-2,378 SF</b>



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