

Showroom/ Warehouse

Located in Merchants Square

17209 - 108th Avenue
Edmonton, Alberta
www.cbre.ca

3,072 SF Dock Loading



Showroom/Warehouse

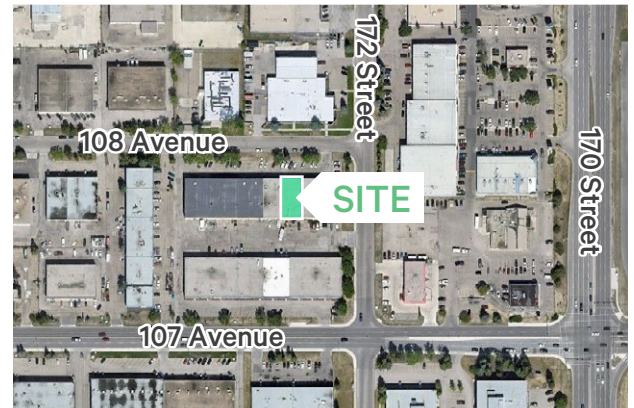
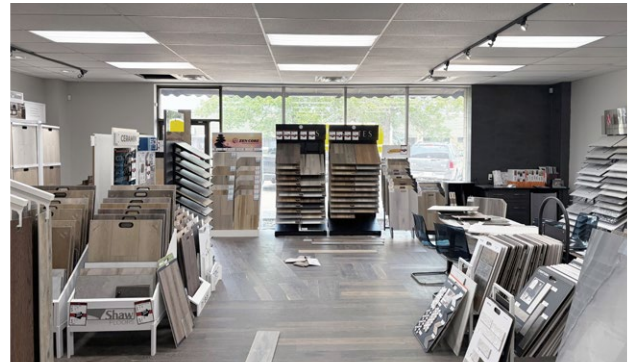
17209 - 108th Avenue | Edmonton, Alberta

For Lease

The Opportunity

The subject property is well-located with convenient access to 170th Street, Whitemud Freeway, Yellowhead Trail and Anthony Henday. Great showroom industrial space featuring floor to ceiling windows and two dock loading doors.

Legal Address	Plan 0422416; Block 7; Lot 16
Zoning	IM - Medium Industrial
Year Built	1978
Available Area	3,072 sq. ft.
Dock Loading	(1) 8' x 8'
Ceiling Height	20' clear
Power	100 Amp, 240 Volt, 3 Phase <i>*To be confirmed</i>
Heating	Forced air gas fired unit
Lighting	Fluorescent
Fans	Downdraft fans
Op Costs (2025)	\$5.64 per sq. ft. / annum
Lease Rate	\$10.50 per sq. ft. / annum
Available	August 1, 2025



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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