



**CUSHMAN &
WAKEFIELD**
Edmonton

PRICE REDUCED

FOR SALE

WEST EDMONTON CONDO OPPORTUNITY

11335 174 Street,
Edmonton, AB

1,920 SF INDUSTRIAL CONDO

PROPERTY HIGHLIGHTS

- Open showroom/storage with high-end finishes throughout.
- Ability to add second floor office/mezzanine with window.
- One (1) Washroom.
- Floor Drain.
- Immediate access to 111 Avenue.
- Quick access to Mayfield Road, 170th Street, 178th Street, Yellowhead Trail and Anthony Henday.

Jameson Rebeyka

Associate

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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

Municipal Address: 11335 174 Street, Edmonton, AB

Heating: Radiant Tube Heating

Year Built: 2009

Clear Height: 22'

Market: Armstrong Industrial

Sale Price Reduced: \$499,000.00

Building Size: 1,920 SF

Taxes: \$10,114.00 (2023)

Power: 100 Amp 3 Phase

Availability: Immediately

Loading Doors: (1) 12' X 12'

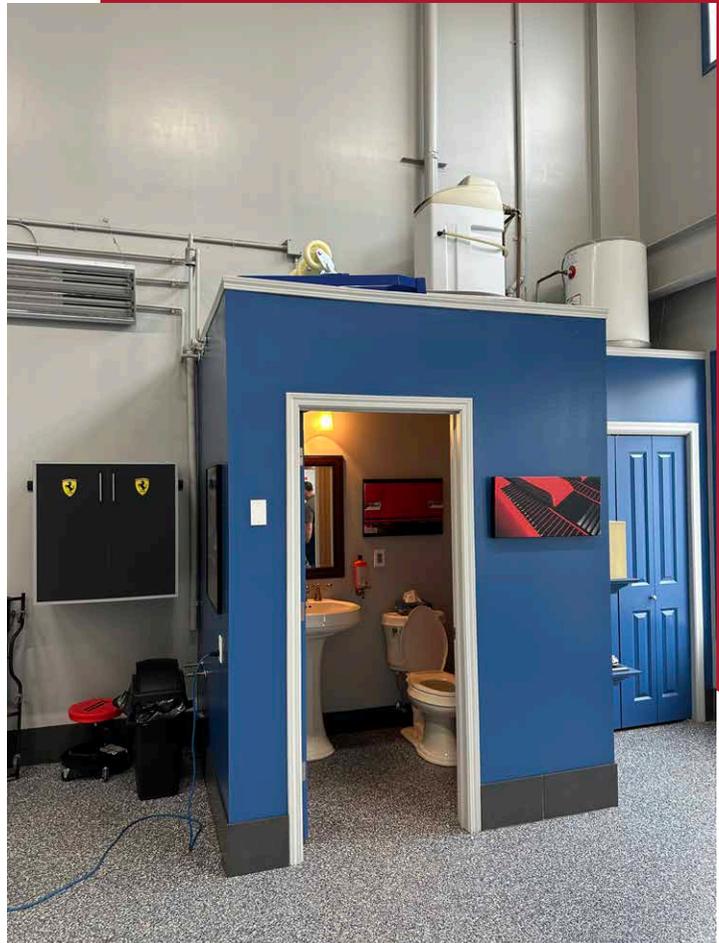
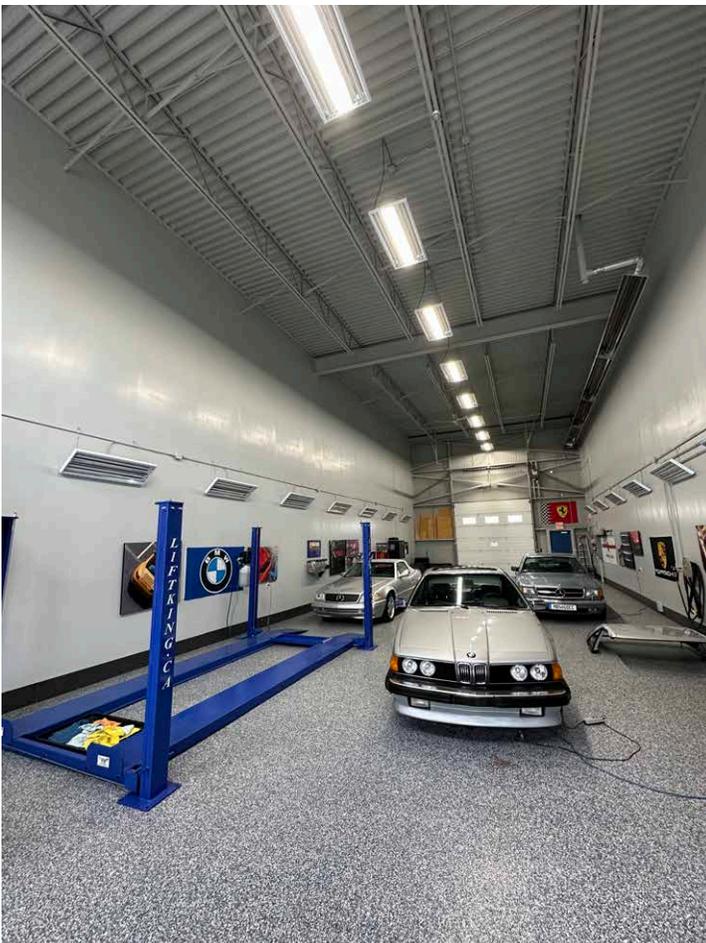
Condo Fees: \$360/Month

Lighting: LED

AERIAL



PROPERTY PHOTOS





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