

**AVISON
YOUNG**



FOR LEASE



12,847 SF available

Sunwapta

BUSINESS CENTRE

Positioned in a thriving industrial and retail district in northwest Edmonton, Sunwapta Business Centre offers excellent connectivity, just 15 minutes from downtown. With easy access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail, it ensures seamless transportation and convenience.

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Sunwapta BUSINESS CENTRE

BUILDING A

10406-10442 184 Street



Property Specifics

BUILDING SIZE

106,050 sf

CURRENT AVAILABIITIES

Fully leased

BUILDING B

18505-18569 105 Avenue



Property Specifics

BUILDING SIZE

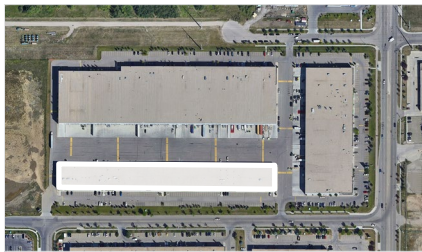
216,896 sf

CURRENT AVAILABIITIES

12,847 sf UNIT 18525

BUILDING C

18506-18574 104 Avenue



Property Specifics

BUILDING SIZE

92,598 sf

CURRENT AVAILABIITIES

Fully leased



Building B

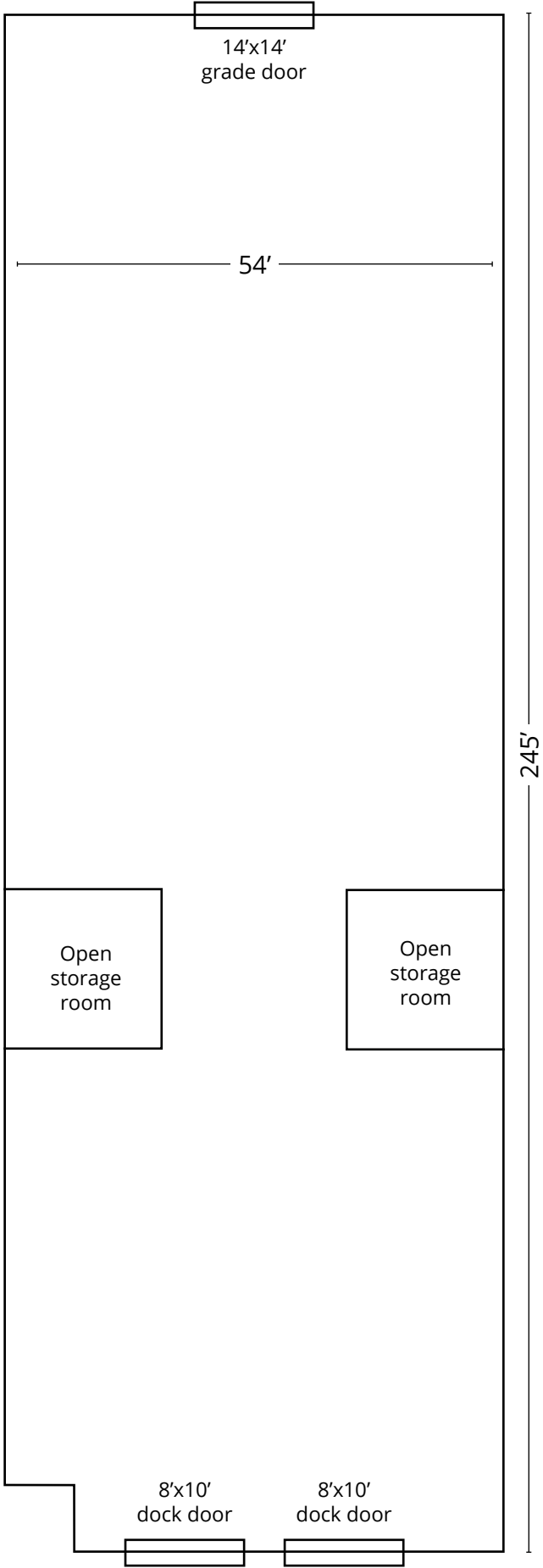
UNIT 18525

-  Gas detection systems
-  T5 high output lighting
-  7,800 CFM make up air & ceiling fans
-  Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail

OFFERING SUMMARY

Legal description:	Plan 0626825 Block 1, Lot 9
Municipal address:	18525 - 105 Avenue NW Edmonton AB
Building size:	216,896 sf
Unit size:	12,847 sf
Zoning:	IM
Loading:	(2) 8'x10' dock doors in the rear and (1) drive in door at the front
Ceiling:	28'
Power:	200A, 600V, 3P
Rental rate:	Market
Op. Costs:	\$5.84 (2025) *excludes management fee

Tenant Improvement Allowances Available



SUNWAPTA BUSINESS CENTRE | 12,847 SF

Location overview

DRIVE TIMES

CN Edmonton 184 Street Intermodal Terminal	6 mins
Spruce Grove	17 mins
St. Albert	17 mins
Downtown Edmonton	17 mins
Stony Plain	23 mins
Edmonton International Airport	30 mins

LABOUR FORCE

Within 20k	671,634
Within 10k	222,309
Within 5k	62,890

DEMOGRAPHICS (WITHIN 5K)



113,644
Population



42,950
Households



17.3%
Pop. Change (2024 - 2029)



\$109,739
Average household income



38.7
Median Age

ACCESS DRIVE TIMES

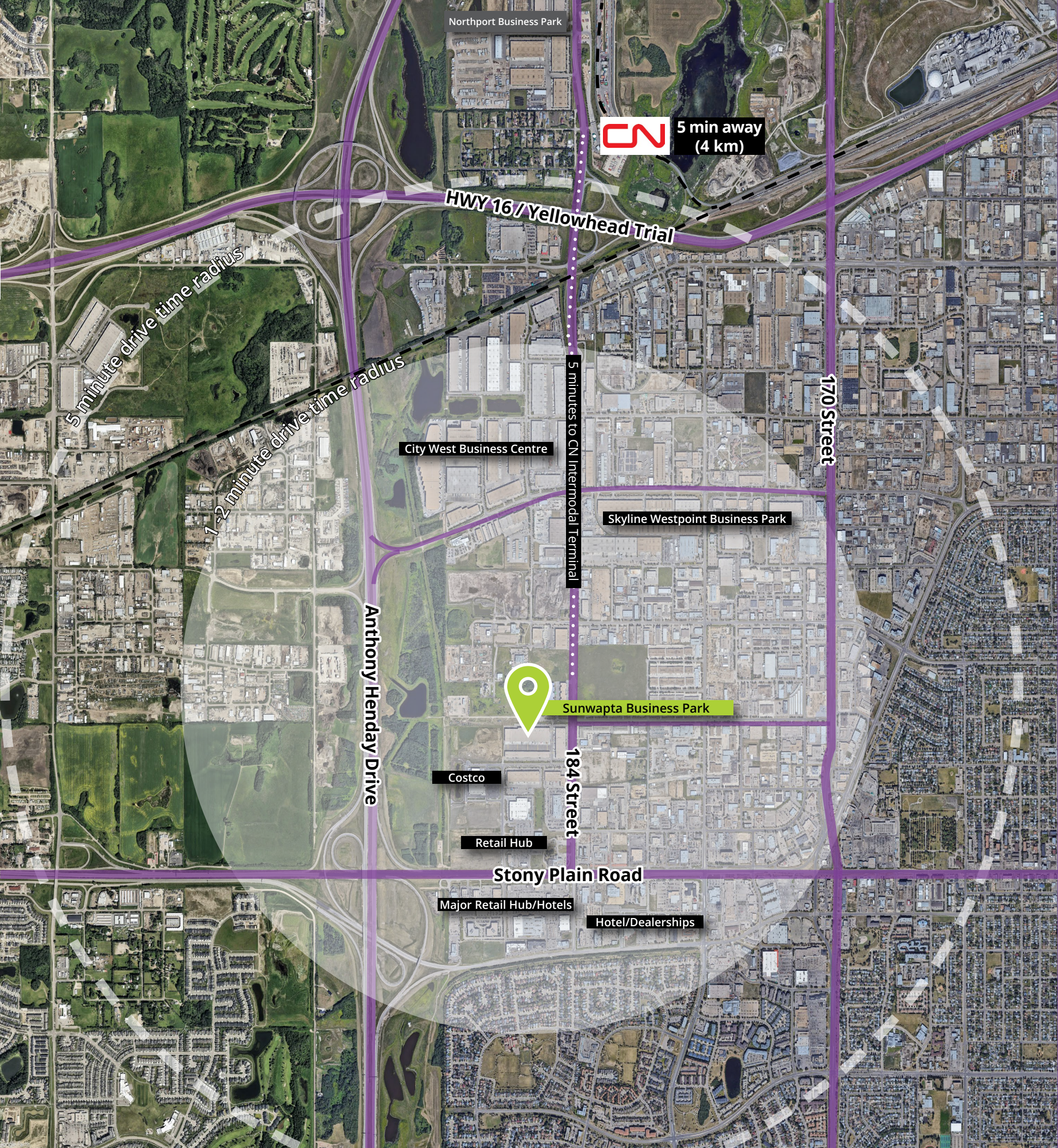
Stony Plain Rd	1 min
170 Street	2 mins
Anthony Henday Drv	3 mins
Yellowhead Trail/ HWY 16	5 mins

NEARBY AMENITIES

Costco, Lowe's, LA Fitness, Go Honda, Big West Ford, Audi, BMW, Travelodge, Marriott, Hampton Inns, Wingate by Wyndam, Rona, Walmart, Dollar Tree, Tim Hortons, Wendy's, McDonald's and more

EXCEPTIONAL
EXPOSURE & ACCESS/
EGRESS ALONG
184 STREET

OUTSTANDING 'HOME
PLATE' LOCATION FOR
ANY BUSINESS



Sunwapta Business Centre

If you would like more information on
this property please get in touch.

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Visit us online

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