

# FOR LEASE

CORNER 170  
OFFICE/WAREHOUSE BAY

NAI Commercial



16923 - 111 AVENUE | EDMONTON, AB

## PROPERTY DESCRIPTION

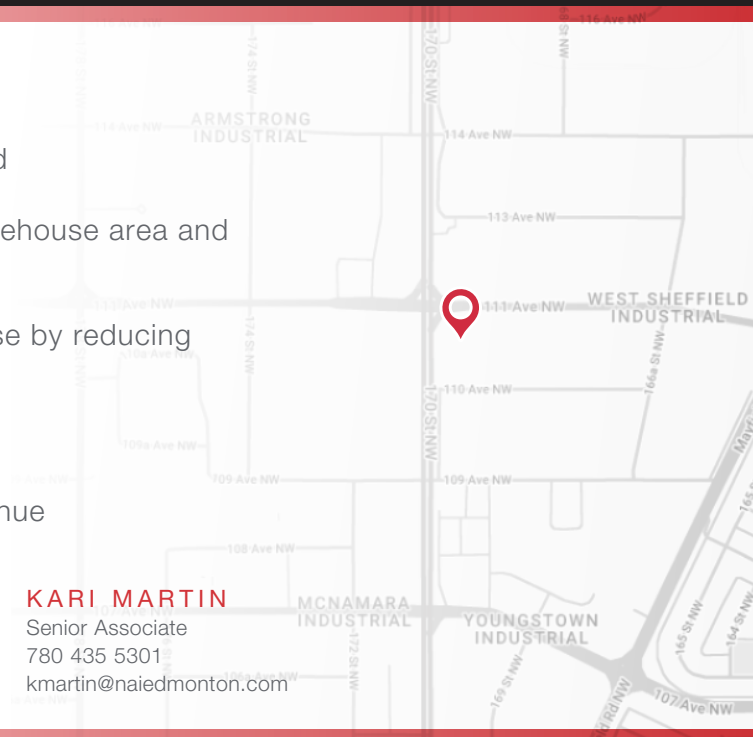
- Rare small bay office/warehouse in the City's west end
- Space is comprised of four private offices, a small warehouse area and storage space
- Adaptable floorplan with potential to expand warehouse by reducing office improvements
- Large grade loading door
- Located at the intersection of 170 Street and 111 Avenue

### CHAD SNOW

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### KARI MARTIN

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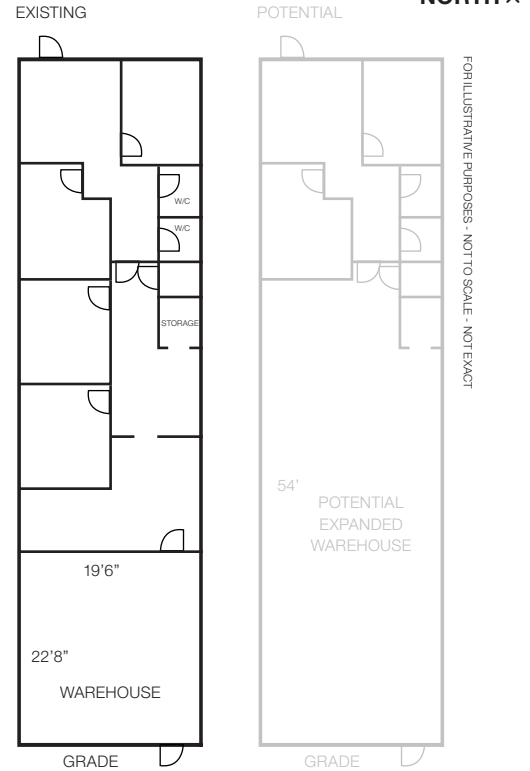
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**ADDITIONAL INFORMATION**

AREA AVAILABLE	1,650 sq.ft.±
LEGAL DESCRIPTION	Plan 2477KS, Block 5, Lot(s) 9,10, 21U
ZONING	BE (Business Employment)
AVAILABLE	May 1, 2026
CEILING HEIGHT	15'5" to beam, 17'6" to deck
LOADING	12'x14' grade door
POWER	100 amp, 1 phase, 120/240
NET LEASE RATE	\$13.00 per sq.ft. per annum
OPERATING COSTS	\$8.41 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees. Utilities (gas, power and water) are separately metered.



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