

FOR SALE

QUANTUM BUSINESS PARK - BUSINESS CONDO

NAICommercial



11212 - 178 STREET | EDMONTON, AB | WAREHOUSE/OFFICE/SHOWROOM

PROPERTY DESCRIPTION

- RARE opportunity for Owner/User
- Former Emergency Veterinarian Clinic
- 4,750 sq.ft.± mainfloor warehouse/office/showroom
- Plus over 2,300 sq.ft.± undeveloped mezzanine for storage or potential future development with separate entrance
- Main floor office/showroom built-out with high quality improvements (approx. 2,300 sq.ft.±)
- Warehouse features: Two (2) grade loading overhead doors, currently developed as emergency vet space which can be redesigned or demolished
- Direct exposure to 178 Street, with quick access to Yellowhead Trail, Anthony Henday Drive, and Stony Plain Road
- Located within “Quantum Business Park”
- Built in 2007, interior build-out completed in 2011 and 2022

KAREN CHAYKA

Senior Associate
587 635 2481
kchayka@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



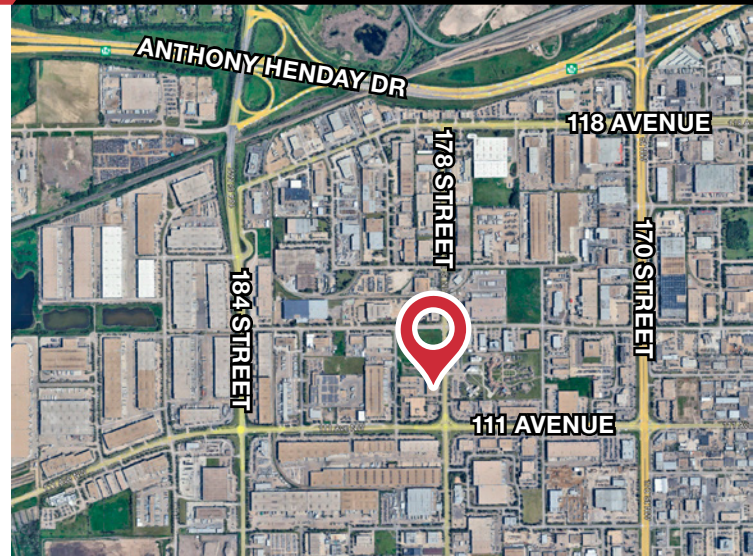
NAIEDMONTON.COM

FOR SALE

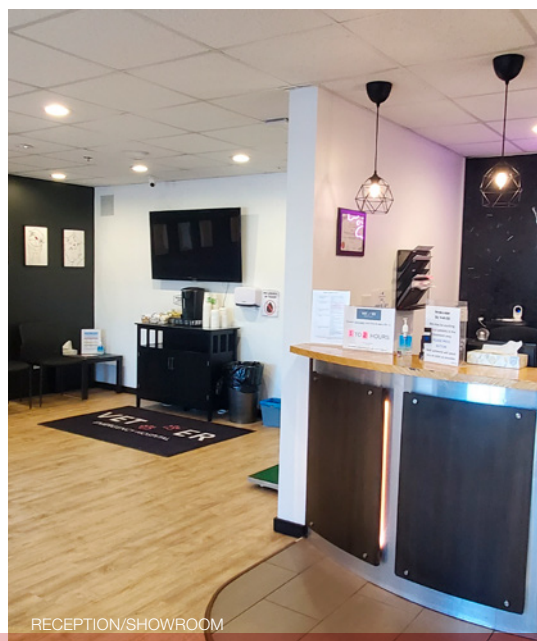
QUANTUM BUSINESS PARK - BUSINESS CONDO

ADDITIONAL INFORMATION

SIZE AVAILABLE	4,750 sq.ft.± (Plus over 2,300 sq.ft.± undeveloped mezzanine)
LEGAL DESCRIPTION	Unit 8B, Condominium Plan 1021702
ZONING	BE - Business Employment Zone
BUILDING CONSTRUCTION	Concrete and steel
YEAR BUILT	2007, interior build-out completed in 2011 and 2022
CEILING HEIGHT	22' (TBC)
LOADING	(2) 10' x 12' Grade loading overhead doors
HEATING & AIR CONDITIONING	7.5 ton rooftop unit
SPRINKLERED	Yes
LIGHTING	LED pot lighting and LED accent lighting
POWER	225 Amp, 120/208 volt, 3 phase, 4 wire (TBC by Buyer) There is an in-house step down transformer with a disconnect
INTERNET	Shaw Fibre (TBC by Buyer)
PARKING	Scramble, two rows of parking out front
POSSESSION	Immediate
CONDO FEES	\$1,513.34/Month (2025)
PROPERTY TAXES	\$25,713.73 (2025 Levy)
SALE PRICE	\$1,150,000.00



VESTIBULE ENTRANCE



RECEPTION/SHOWROOM



FRONT OFFICES



BARRIER FREE WASHROOM



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

7914 KC25

FOR SALE

QUANTUM BUSINESS PARK - BUSINESS CONDO

NAI Commercial

11212 - 178 STREET | EDMONTON, AB



WAREHOUSE



WAREHOUSE



OFFICE KITCHENETTE



MEZZANINE UNDEVELOPED



REAR EXTERIOR



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

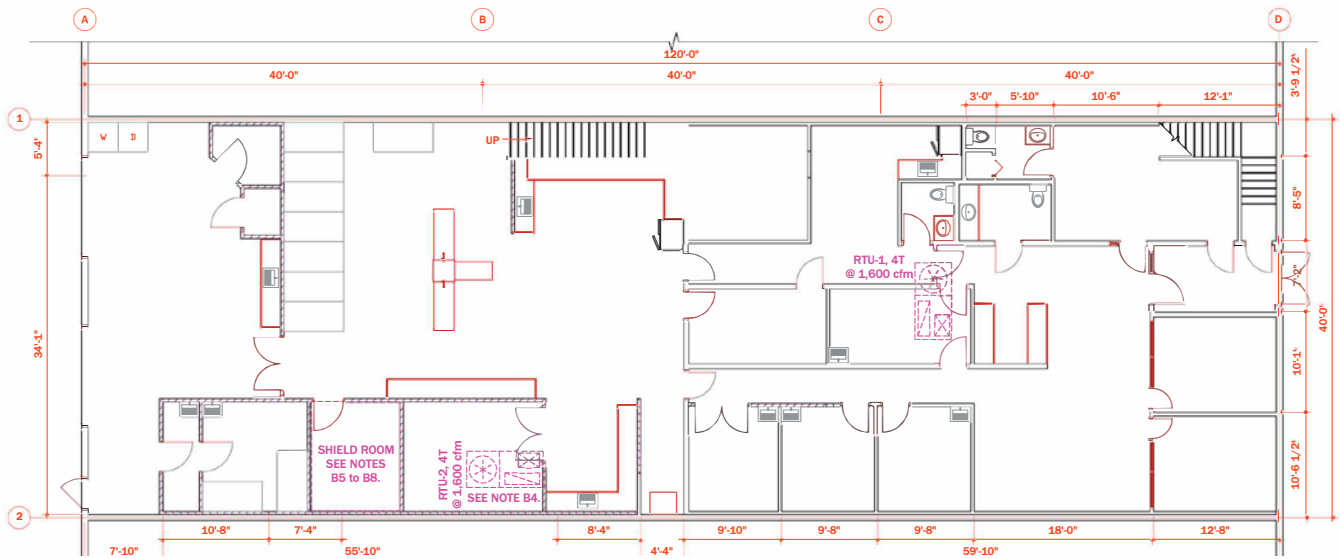


NAI EDMONTON.COM

7914 KC25

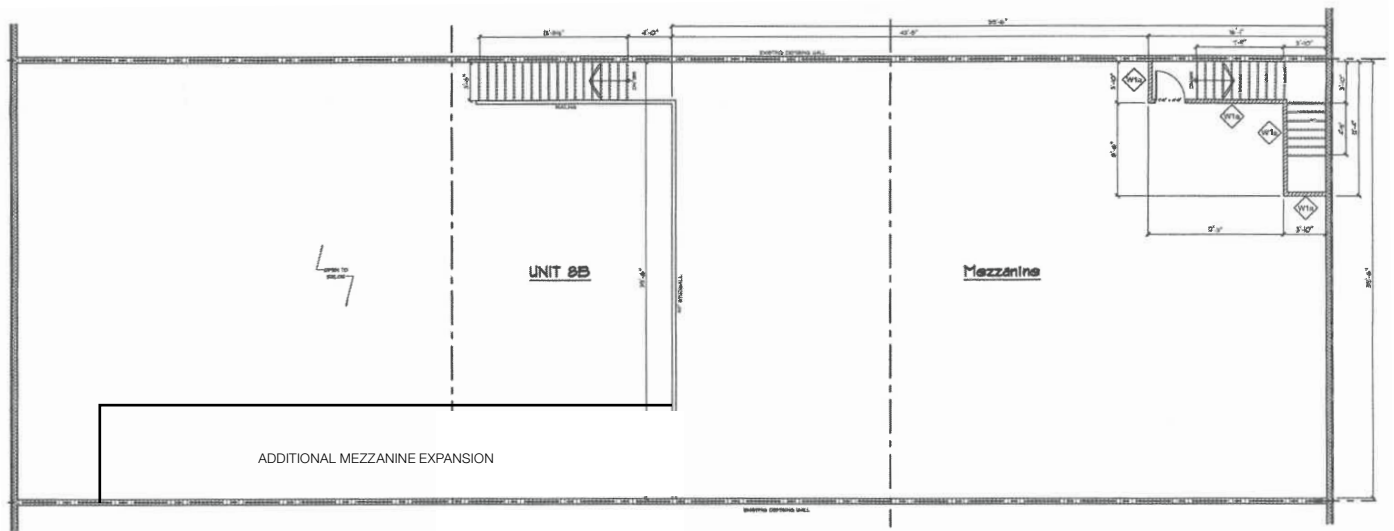
THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

MAIN FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

MEZZANINE



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

