

West Edmonton Office/Showroom

High-end unit with small storage/
warehouse capabilities

18803 111 Avenue NW
Edmonton, AB

Flexible BE zoning permits a wide variety of uses



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18803 111 Avenue NW | Edmonton, AB



Premium Office/Showroom Space with Flexible Zoning

New generation build with quality finishes

This versatile property offers flexible zoning and a unique blend of high-end office/showroom space with convenient small storage/warehouse capabilities.

Perfect for businesses seeking a sophisticated presence with practical functionality. Don't miss this rare chance to elevate your brand!

Property Highlights

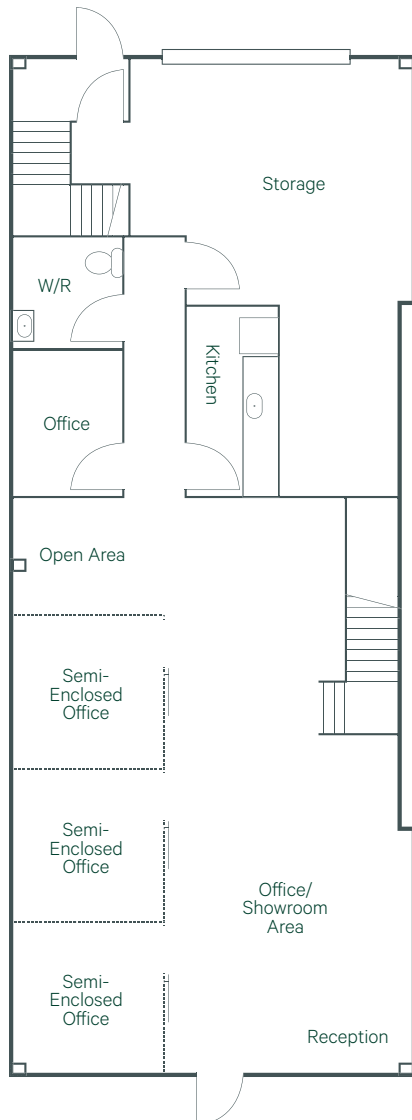
- + **Modern Construction:** Built in 2011 with high-quality finishes, ensuring a professional and polished environment.
- + **Strategic Location:** Situated along 111 Ave NW with quick and easy access to Anthony Henday Drive.
- + **Turnkey Ready:** Move-in ready, allowing for rapid operational setup.
- + **Abundant Amenities:** Surrounded by a wealth of amenities, providing convenience and enhancing the work-life balance.

Salient Details

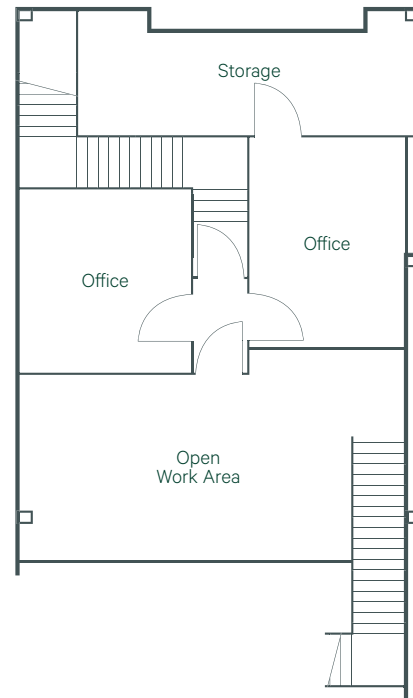
Legal Description	Plan: 1320287 Unit: 33
Municipal Address	18803 111 Avenue NW
Area	Main Floor: 1,723 SF Mezzanine: 967 SF Total: 2,690 SF
Property Tax (2025)	\$18,574.95
Condo Fees	\$675.00 per month (2025)
Sale Price	\$650,000.00

Furniture	Furniture and office dividers can be made available at additional cost.
Year Built	2011
Loading	(1) 10' x 12' grade TBC
Power	225 amp, 120/240 volt, 3-phase <i>*To be confirmed by tenant</i>
Connectivity	Fibre
Zoning	BE - Business Employment

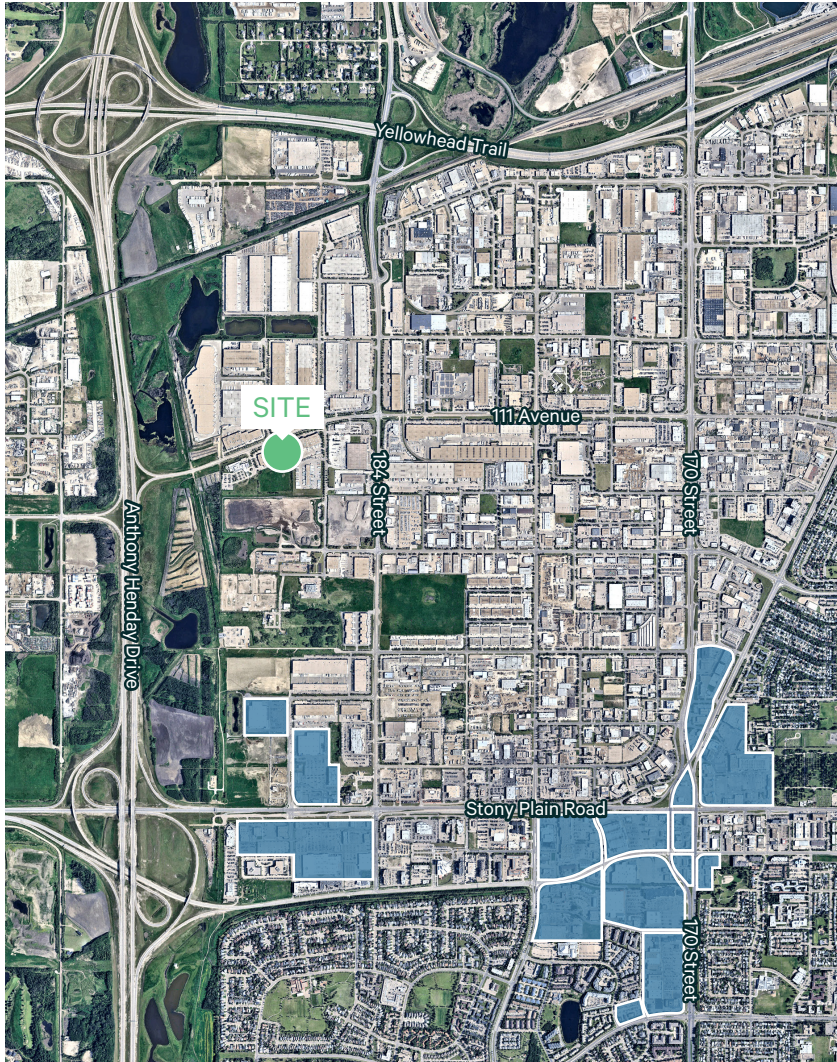
Main Floor Office
1,723 SF



2nd Floor Mezzanine
967 SF



Strategic West Edmonton Location



Nearby Amenities

Retail & Grocery

- + Canadian Tire
- + Costco Business Centre
- + Best Buy
- + Bulk Barn
- + Dollarama
- + Golf Town
- + Home Depot
- + HomeSense
- + JYSK
- + Long & McQuade
- + Pet Valu
- + RONA
- + Safeway
- + Save-On-Foods
- + Seafood City Supermarket
- + Sephora
- + Staples
- + The Fishin' Hole
- + Toys 'R' Us
- + Walmart Supercentre
- + Winners

Restaurants

- + A&W
- + Arby's
- + Boston Pizza
- + Burger King
- + Carl's Jr
- + Chick-fil-A
- + Chopped Leaf
- + Chop Steakhouse
- + Cora
- + Dairy Queen
- + Earl's
- + Edo Japan
- + Five Guys
- + Harvey's
- + IHOP
- + Jerusalem Shawarma
- + JOEY
- + KFC
- + McDonald's
- + Mr. Sub
- + New Asian Village
- + Pampa Brazilian Steakhouse
- + Popeyes
- + Press'd Sandwich Shop
- + Red Swan Pizza
- + Royal Pizza
- + Second Cup
- + Smitty's
- + Starbucks
- + Tim Hortons
- + Wayback Burgers
- + Wendy's

Services & Entertainment

- + ATB Financial
- + BMO
- + Canada Post
- + CIBC
- + Enterprise Rent-A-Car
- + Esso
- + Mayfield Dinner Theatre
- + Mobil
- + National Bank
- + OK Tire
- + Planet Fitness
- + RBC
- + Scotiabank
- + Shell
- + Speedy Glass
- + TD Canada

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