

FOR LEASE

 CUSHMAN &
WAKEFIELD
Edmonton

CANYON SPRING

16856 111 Avenue
Edmonton, AB

CANYON SPRING
Master Builder

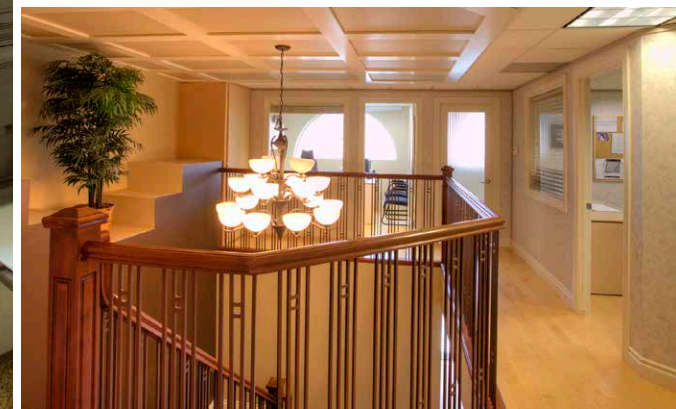
FULLY
FINISHED
OFFICE
SPACE

Lance Frazier
Senior Associate
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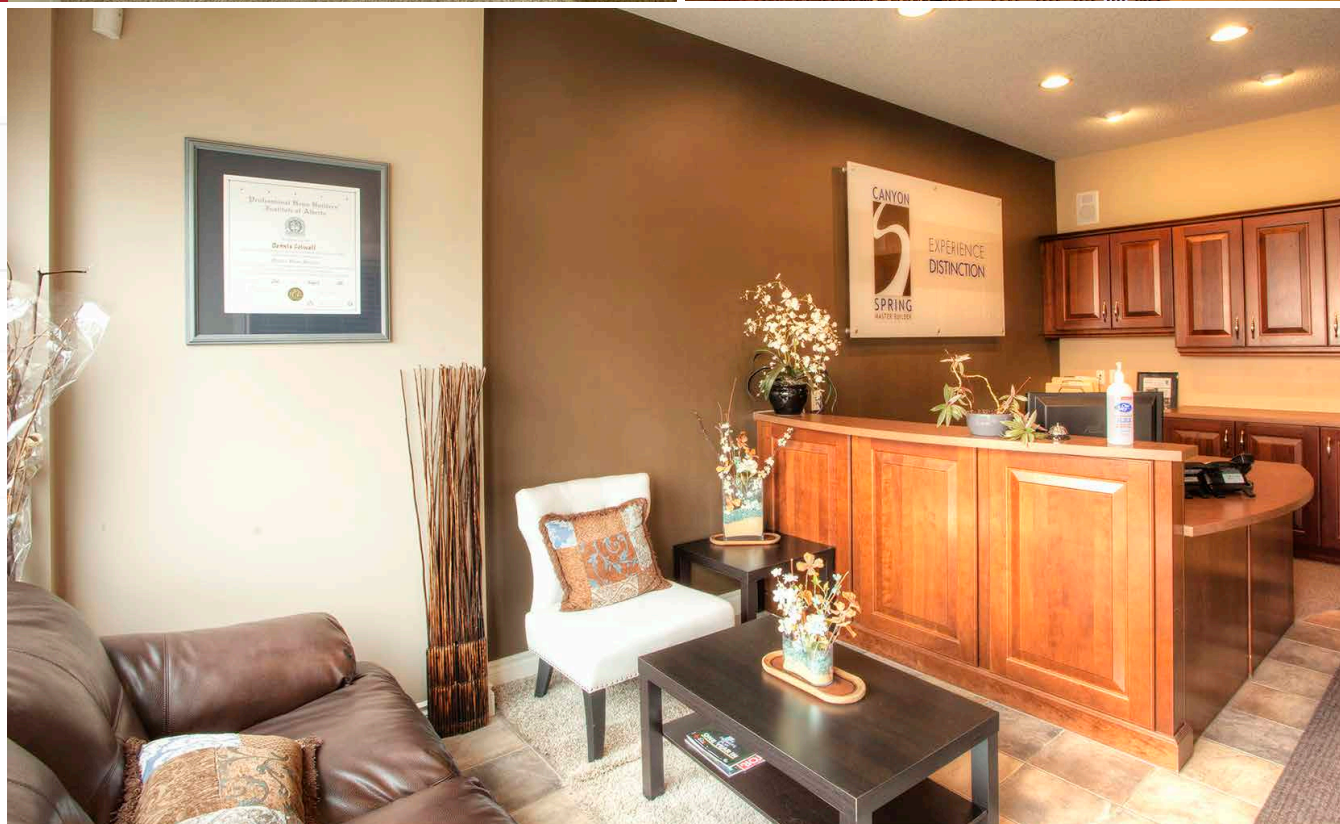
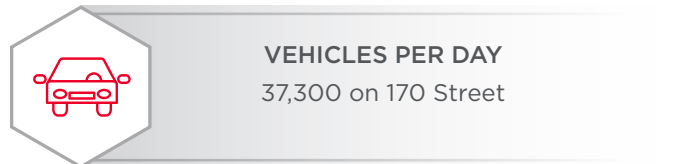
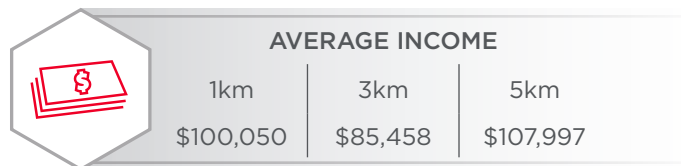
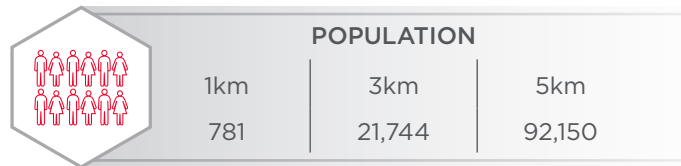
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THE OPPORTUNITY

- Home Builder Office Great Finishes
- Located in 170 Street Business Park
- 2,650 SF on two Levels
- Ideal For Professional , Office and Support Services Zoning
- Commercial Condo For Lease
- Main Level 1440 SF / Second Level 1210 SF
- Superb Finishing
- Lease Rate \$18 PSF Net



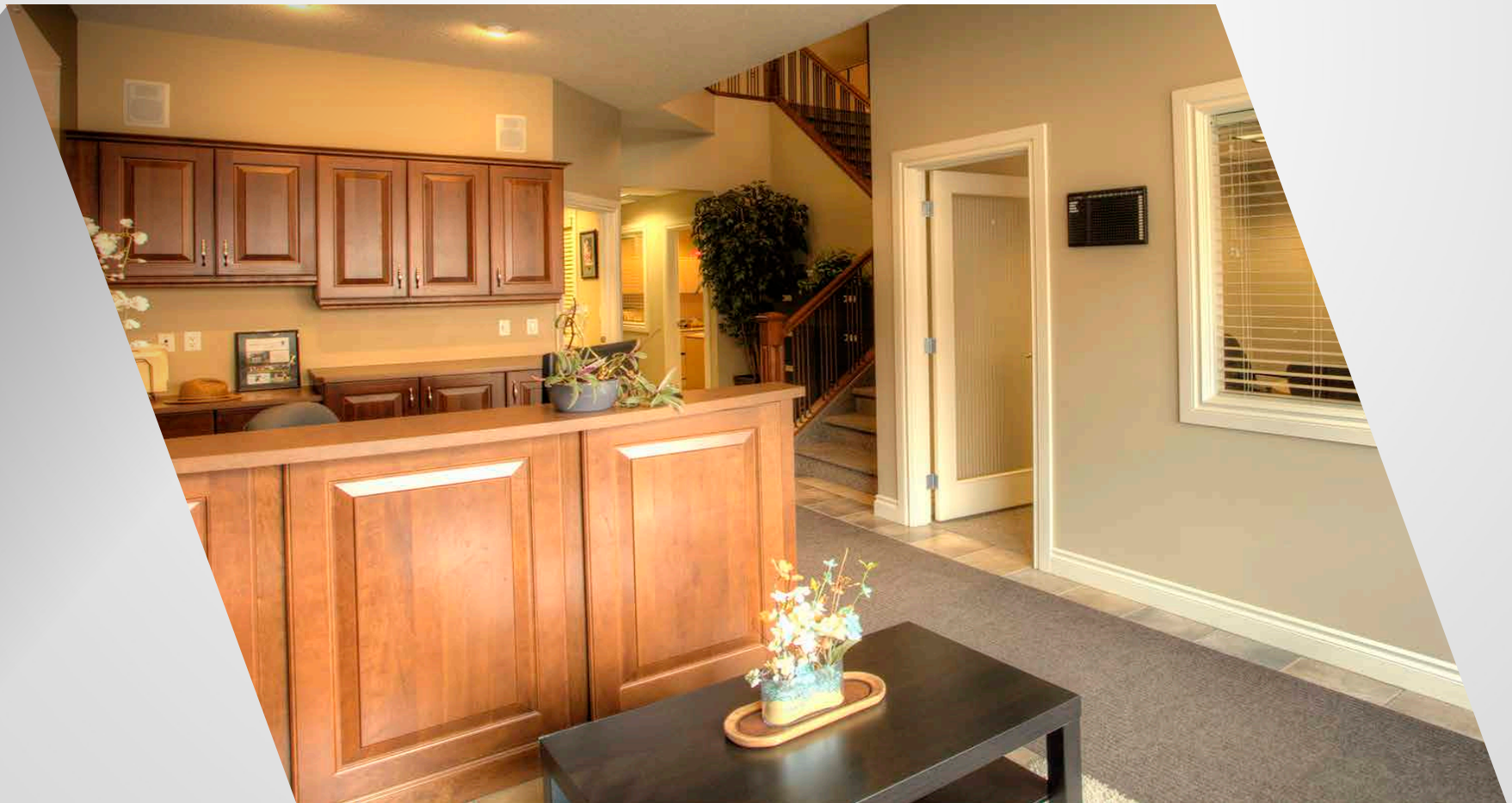
DEMOGRAPHICS



PROPERTY DETAILS

Municipal Address: 16856-111th Avenue
Legal Description: Plan 9724094 Block 23
Zoning: CB1
Neighborhood: West Sheffield Industrial
Building Size: 2650 SF
Asking Rate: \$18.00 Per SF
Property Taxes: \$9,253 Per Annum for 2020

Parking Area: 3 Designated Surface Stalls Included
Description: Surface Parking
Lot Size: Condominium
Utilities: Separately Metered
Condo Fees: \$510.98 Per Month / \$6132 Per year / \$2.31 Per SF
Property Taxes: \$9,253 Per Annum / \$3.49 Per SF (2020)



AERIAL

170 STREET

SITE

111 AVENUE

MAYFIELD ROAD



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