

Courtesy Of Zenaida S Knodel Of Century 21 Leading

# \$384,488 - 16718c 111 Avenue, Edmonton

MLS® #E4424638

**\$384,488**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

West Sheffield Industrial, Edmonton, AB

**INDUSTRIAL CONDO WAREHOUSE FOR SALE!** An incredible opportunity to own a well-equipped industrial condo warehouse in EDMONTON's high demand WEST END. Conveniently located with easy access to Yellowhead Trail, 170 Street and Anthony Henday. This space is ideal for \* STORAGE & WAREHOUSING, \* MANUFACTURING & PRODUCTION, \* AUTOMOTIVE REPAIR & DETAILING, \* GENERAL CONTRACTORS & TRADES, \* BREWERIES & DISTILLERIES. The property highlights are: size, approximately 2000 sq ft. (70ft X27ft) +280 sq ft mezzanine, office, reception & bathroom included, fully functional workspace, 12' X 14' powered overhead door for loading and unloading. 220 amp power -supports heavy-duty operations, hot water tank & forced air heating, 1.5" water line & sump pump. PLEASE NOTE, THE BUSINESS IS NOT FOR SALE - only the building is available for purchase.

Built in 1974

## Essential Information

MLS® #	E4424638
Price	\$384,488
Bathrooms	0.00
Acres	0.00



Year Built	1974
Type	Industrial
Status	Active

### **Community Information**

Address	16718c 111 Avenue
Area	Edmonton
Subdivision	West Sheffield Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2S5

### **Exterior**

Exterior	Concrete
Construction	Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	28
Zoning	Zone 40

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Listing information last updated on April 4th, 2025 at 12:47pm MDT