



PROPERTY HIGHLIGHTS

- Located on 111 Avenue NW
- Quick access to Yellowhead Trail, Anthony Henday, and 170 Street
- Proximity to multiple automotive dealerships and distribution centres
- 6,015 businesses within a 5-kilometer radius
- Fibre optics available within the property
- 12,246 SF of office and warehouse space available
- Available in October 2021
- 12,246 SF Max Contiguous
- 4,067 SF Minimum Contiguous

Site Tour Information Site tours by appointment only

Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca

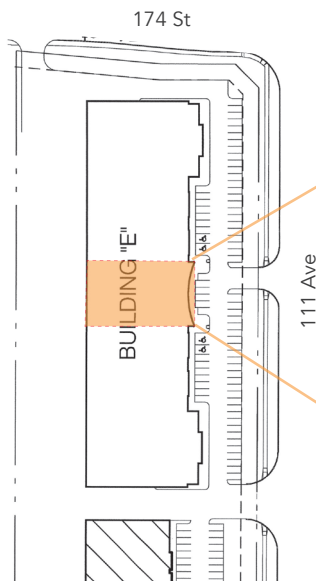
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Canadian Western Bank Place

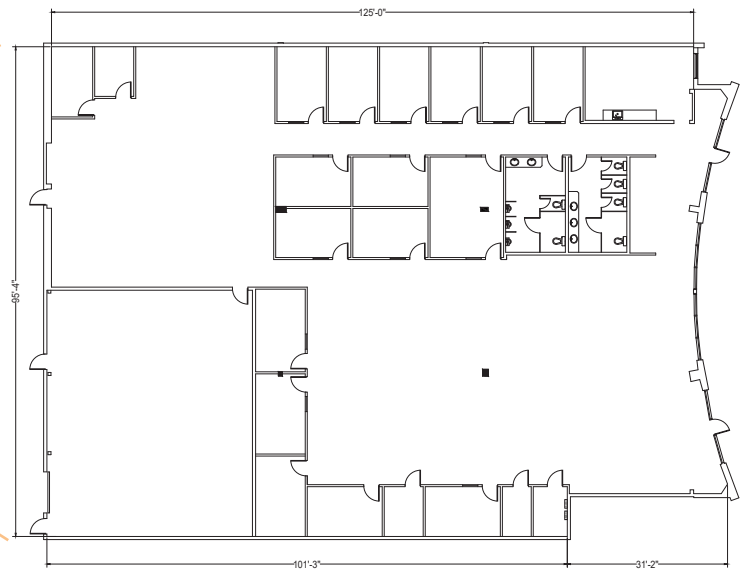
Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

SITE PLAN



FLOOR PLAN



DETAILS	
Address	17504 111 Avenue NW
Zoning	Industrial Business Zone (IB)
Size	12,246 SF
Built	2005
Heating	Rooftop HVAC units
Interior	Suspended acoustic tile
Loading	Two (2) grade doors
Lighting	To be upgraded to LED
Construction	Concrete & steel
Sprinklers	Yes
Fibre Optics	Available
Parking	Available

LEASE INFORMATION	
Lease Rate	Market
Operating Costs	\$5.18 PSF (est. 2021)
Available	October 2021

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Century Point 17504 111 Avenue NW

Edmonton, Alberta



AREA STATS



6,015	Number of Businesses
2,992	Service Sector
1,692	Wholesale & Retail Trade
632	Construction
411	Manufacturing
178	Transportation & Warehousing
110	Other

WITHIN 5 KMS



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