

**Century Point 17520 111 Avenue NW**  
Edmonton, Alberta



## 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
- 23,848 SF of office & warehouse space in unit 17520 with option to turn into 13,848 SF of industrial warehouse

## Site Tour Information

Site tours by appointment only

Lucas Leisen | Leasing Manager 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)  
YORKREALTY.CA

Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6



DETAILS	
Address	17520 111 Avenue NW
Zoning	Industrial Business Zone (IB)
Size	17520: 23,848 SF
Built	2005
Heating	Rooftop HVAC units
Interior	Suspended acoustic tile
Loading	17520: Multiple Grade Doors to be added
Lighting	To be upgraded to LED
Construction	Concrete & steel
Sprinklers	Yes
Fibre Optics	Available
Parking	Available

LEASE INFORMATION	
Lease Rate	Market
Operating Costs	\$5.36 PSF (est. 2023)
Available	Immediately

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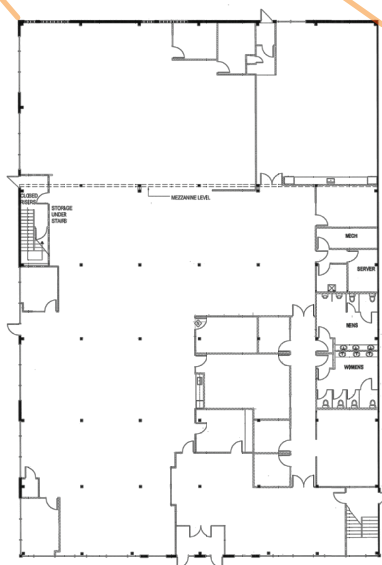
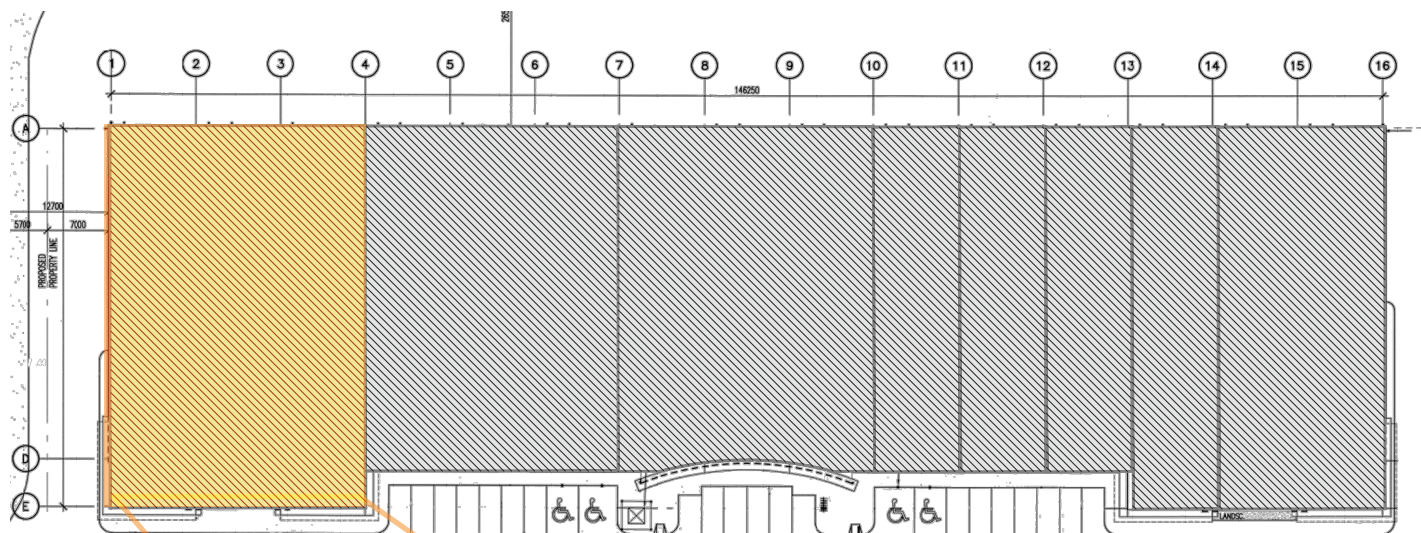
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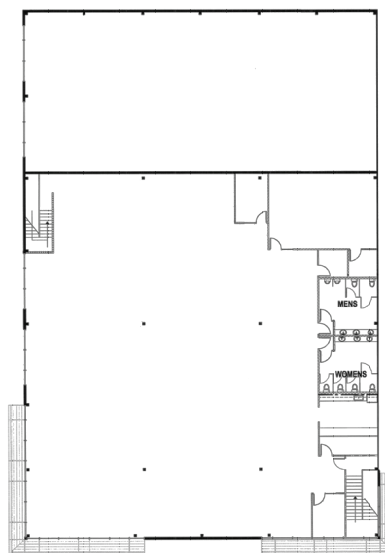
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## SITE PLAN



17520 MAIN FLOOR



17520 MEZZANINE

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## 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



**137,911**  
**Day Time**  
**Population**

WITHIN 5 KMS

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