

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
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 Gade 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	\$5.18 PSF (est. 2021)
Available	Immediately

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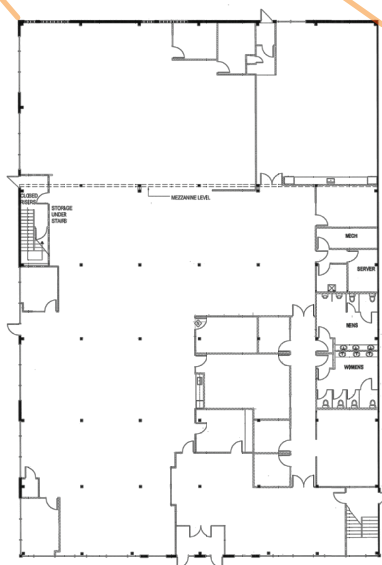
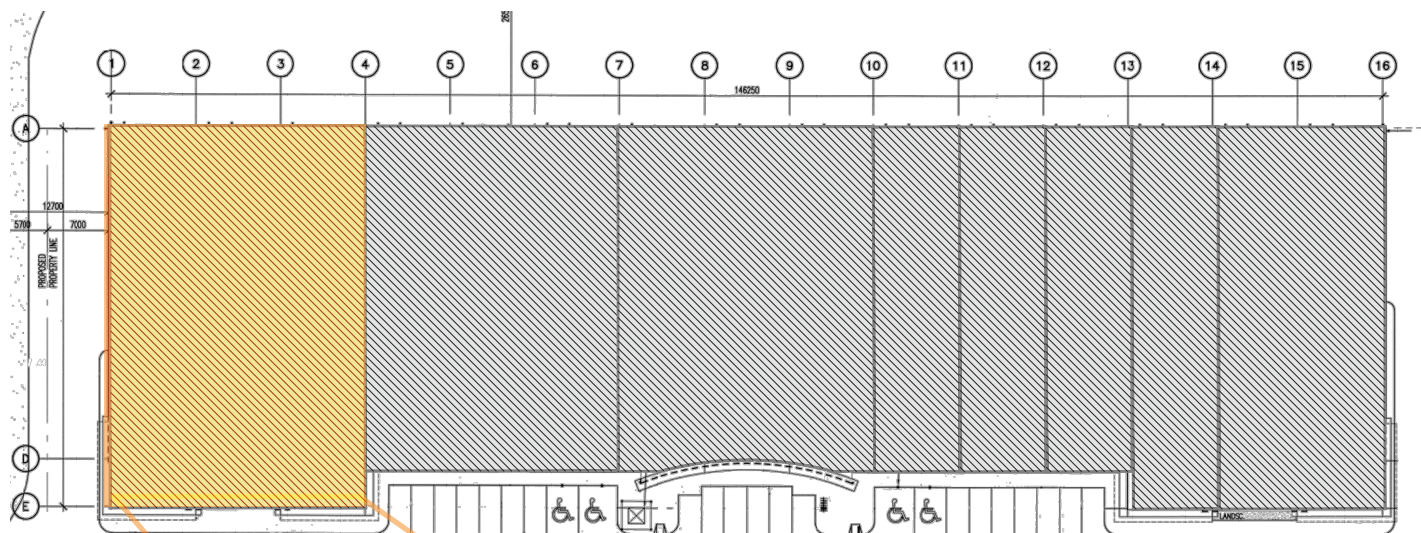
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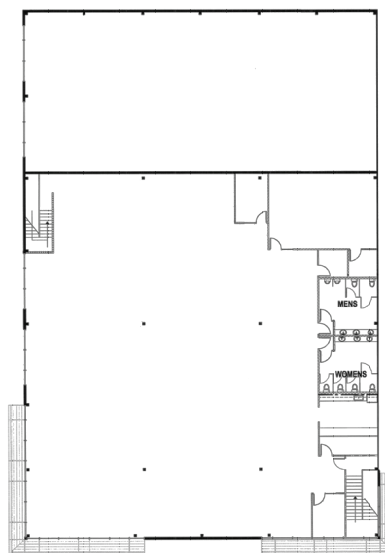
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SITE PLAN



17520 MAIN FLOOR



17520 MEZZANINE

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Century Point 17504 / 17520 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



137,911
Day Time
Population

WITHIN 5 KMS

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