

Space Available
13,848 SF

Availability
IMMEDIATELY

CENTURY POINT

AUTO HOME BUSINESS

40 YEARS REALTY **YORK**

FOR LEASE

LOCATION

17520 111 Avenue NW
Edmonton, AB

AIRPORT

Only a 32 Minute Drive
(42.5 km) from the Edmonton
International Airport

PROXIMITY

Located in proximity
to multiple automotive
dealerships and distribution
centres, with 6,015 businesses
within a 5-kilometer radius

ACCESS

Location is easily accessible
from the Yellowhead Highway
as well as the Anthony Henday.



**MORE
NEARBY?**

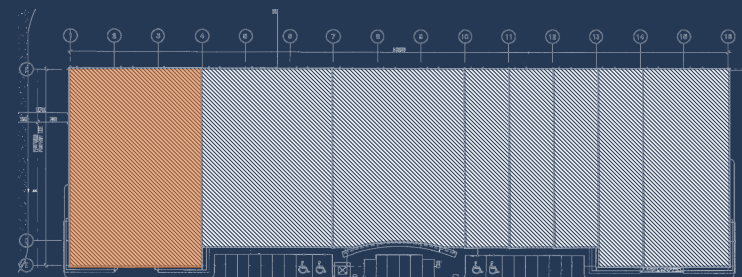
The West Edmonton Mall
is only an 11 minute
drive away (5.3km)



**LEASE
RATE**
Market

**OP
COSTS**
\$6.15 PSF
(2025 estimate)

SITE PLAN



BUILDING



ADDRESS

17520 111 Avenue NW
Edmonton, AB



AVAILABLE

23,848 SF



ZONING

IB
Industrial Business



YEAR BUILT

2005



PARKING

Available



LIGHTING

LED



HEATING
Rooftop HVAC



FIBRE OPTICS
Available



FIRE SUPPRESS
Sprinkler



INTERIOR
Suspended
Acoustic Tile



CONSTRUCTION
Concrete & Steel



LOADING
Grade Doors
To Be Added





**FOR MORE
INFORMATION
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