

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?

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

## LEASE RATE

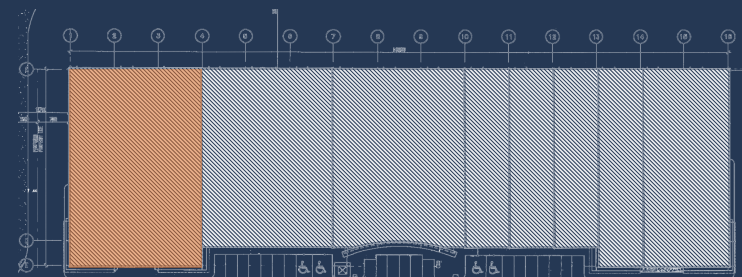
Market

## OP COSTS

**\$06.15 PSF\***  
(2025 estimate)



## SITE PLAN



# BUILDING



## ADDRESS

17520 111 Avenue NW  
Edmonton, AB



## AVAILABLE

Minimum Contiguous: 13,848 SF  
Maximum Contiguous: 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



The logo for 40 Years Realty features the number '40' in a large, bold, sans-serif font. The '0' is stylized with a white outline and a dark interior, containing a white graphic of a stylized building or tower. To the right of the '40' is the word 'YEARS' in a smaller, spaced-out, sans-serif font. To the right of 'YEARS' is the word 'REALTY' in a large, bold, sans-serif font, with wide letter spacing.

# 40 YEARS REALTY

**FOR MORE  
INFORMATION  
CONTACT**

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