

Size
UP TO
23,848 SF

Quick Access
ANTHONY HENDAY
YELLOWHEAD HIGHWAY

Leasing Available
IMMEDIATELY



YORK
REALTY INC.

YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other



FOR MORE
INFORMATION
CONTACT

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LOCATION

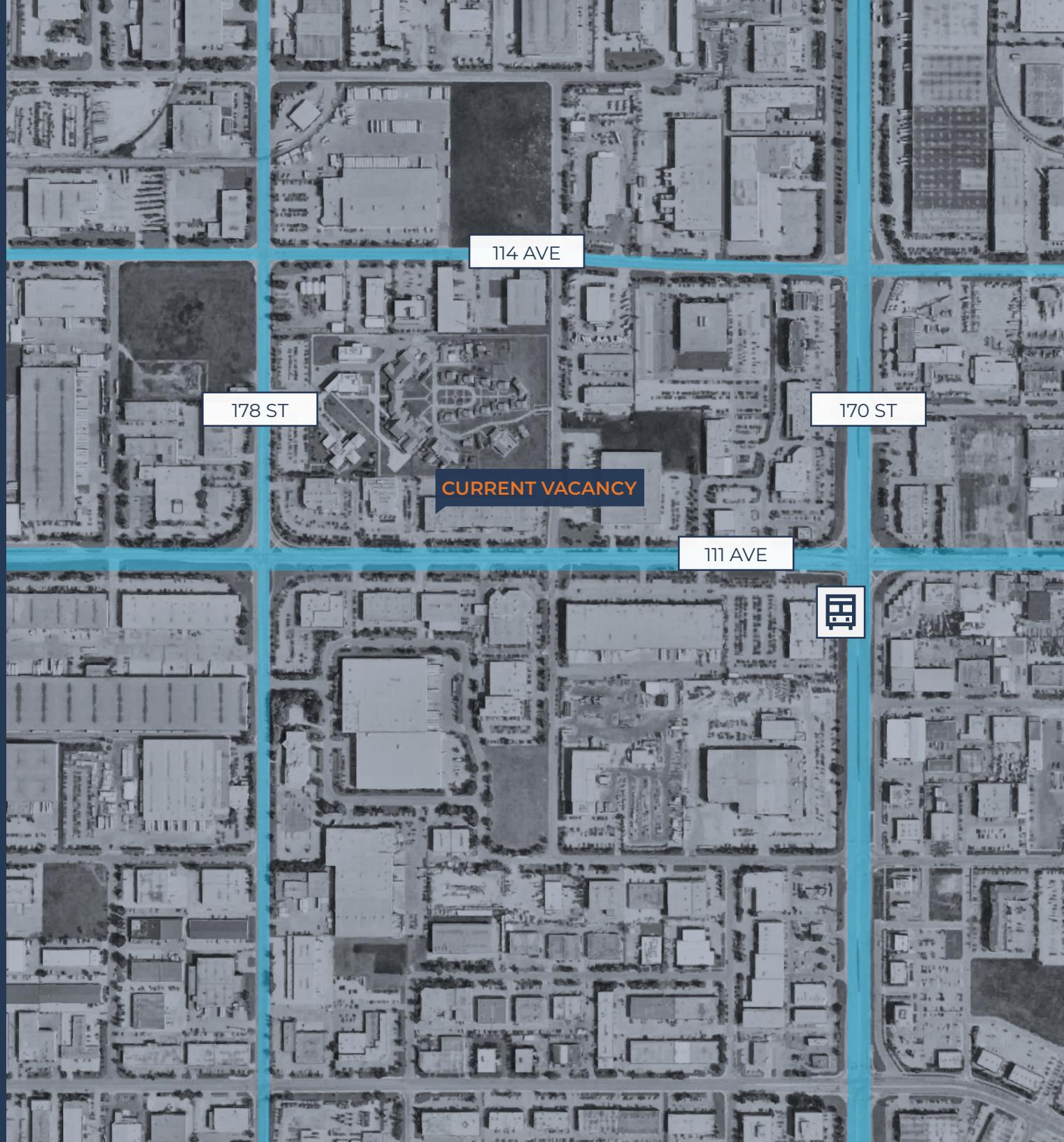
17520 111 Avenue NW
Edmonton, AB

PROXIMITY

Located in proximity to multiple automotive dealerships and distribution centres, with 6,015 businesses within a 5-kilometer radius. This area also has lots of local restaurants and dining options, as well as being only an 11-minute drive (5.3KM) to West Edmonton mall

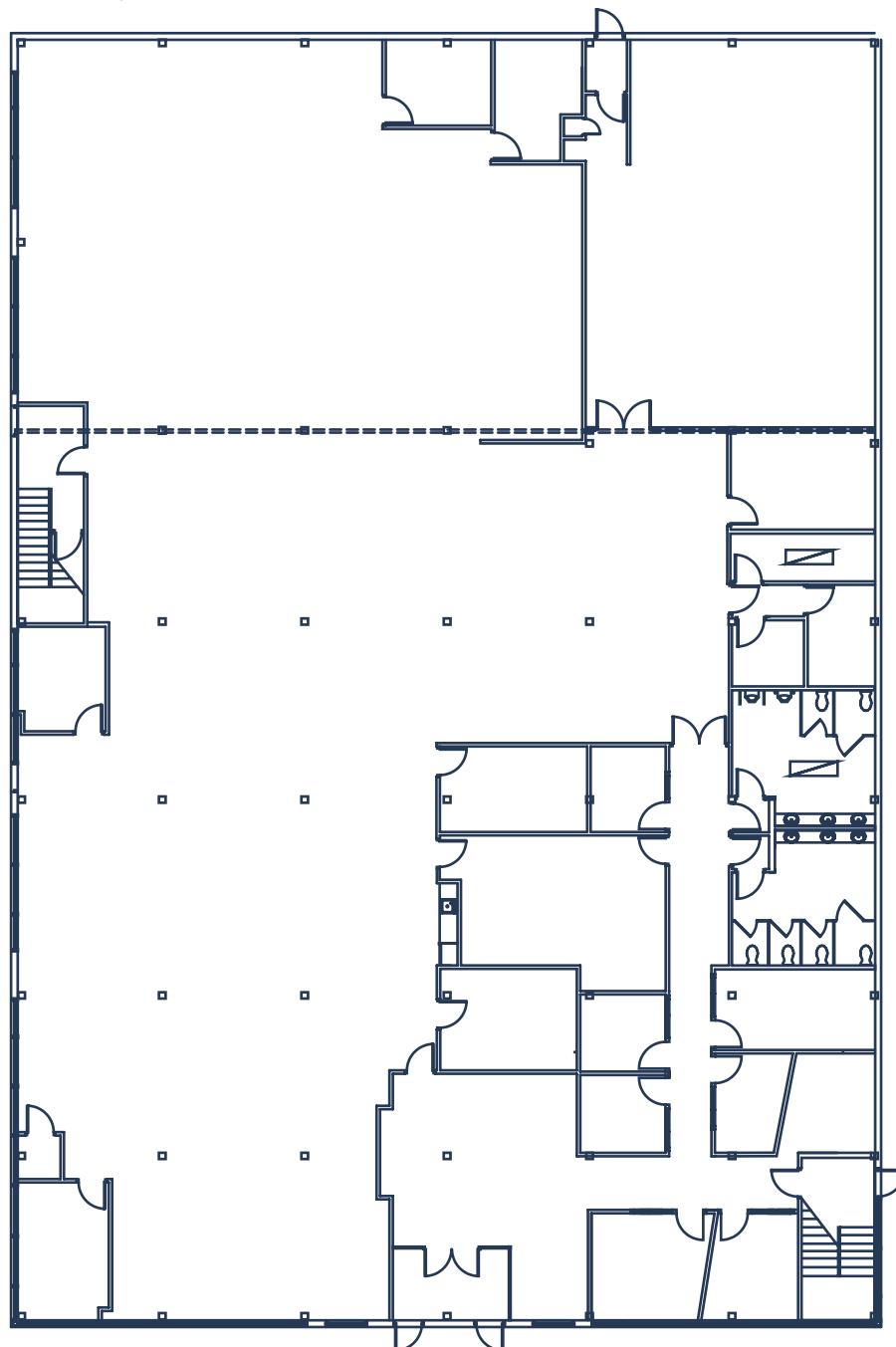
ACCESS

Location is easily accessible from the Yellowhead Highway as well as the Anthony Henday. Only a 32 minute drive (42.5 km) from the Edmonton International Airport and a 4-minute (300m) walking distance to the nearest bus stop.

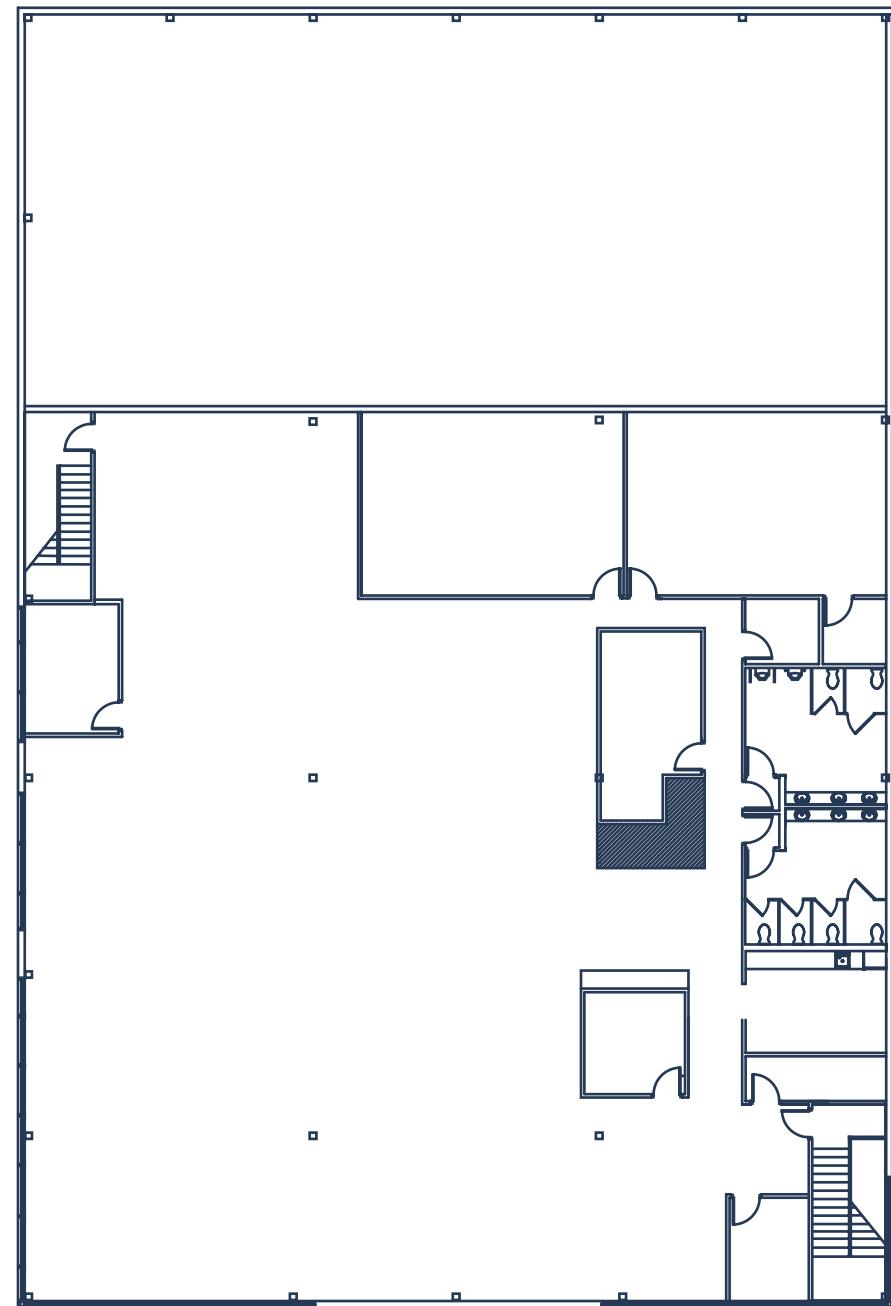


SITE PLAN

Current plan



MAIN FLOOR



SECOND FLOOR



BUILDING

17520 111 Avenue NW
Edmonton, AB

LEASE RATE

Market

OP COSTS

\$6.98 PSF
(2026 estimate)



AVAILABLE
Up to 23,848 SF



HEATING
Rooftop HVAC



ZONING
IB
Industrial Business



FIRE SUPPRESS
Sprinkler



PARKING
Available



CONSTRUCTION
Concrete & Steel



FIBRE OPTICS
Available



YEAR BUILT
2005



INTERIOR
Suspended
Acoustic Tile



LIGHTING
LED



LOADING
Grade Doors
To Be Added

