

\$384,488 - 16718c 111 Avenue, Edmonton

MLS® #E4424638

\$384,488

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

West Sheffield Industrial, Edmonton, AB

INDUSTRIAL CONDO WAREHOUSE FOR SALE! An incredible opportunity to own a well-equipped industrial condo warehouse in EDMONTON's high demand WEST END. Conveniently located with easy access to Yellowhead Trail, 170 Street and Anthony Henday. This space is ideal for * STORAGE & WAREHOUSING, * MANUFACTURING & PRODUCTION, * AUTOMOTIVE REPAIR & DETAILING, * GENERAL CONTRACTORS & TRADES, * BREWERIES & DISTILLERIES. The property highlights are: size, approximately 2000 sq ft. (70ft X27ft) +280 sq ft mezzanine, office, reception & bathroom included, fully functional workspace, 12' X 14' powered overhead door for loading and unloading. 220 amp power -supports heavy-duty operations, hot water tank & forced air heating, 1.5" water line & sump pump. PLEASE NOTE, THE BUSINESS IS NOT FOR SALE - only the building is available for purchase.

Built in 1974

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4424638 |
| Price | \$384,488 |
| Bathrooms | 0.00 |
| Acres | 0.00 |



| | |
|------------|------------|
| Year Built | 1974 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 16718c 111 Avenue |
| Area | Edmonton |
| Subdivision | West Sheffield Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5M 2S5 |

Exterior

| | |
|--------------|----------|
| Exterior | Concrete |
| Construction | Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 42 |
| Zoning | Zone 40 |

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Listing information last updated on April 18th, 2025 at 8:02pm MDT