



For Sale

# 17808 116 Avenue

Edmonton, AB

## Short Term Investment & Owner/User Opportunity

- 39,960 SF freestanding building on 2.74 Acres
- Dock and grade loading
- Current tenant income in place until December 31, 2025
- Ability to expand warehouse footprint up to 11,000 SF
- Existing racking (3 years old) can be made available for purchase
- Corner lot with excellent exposure on along 178 Street and 116 Avenue

For more information contact:

**Adam Butler**

Executive Vice President  
780 328 0065  
[Adam.Butler@jll.com](mailto:Adam.Butler@jll.com)

**Bronwyn Scrivens**

Vice President, SIOR  
780 807 4564  
[Bronwyn.Scrivens@jll.com](mailto:Bronwyn.Scrivens@jll.com)



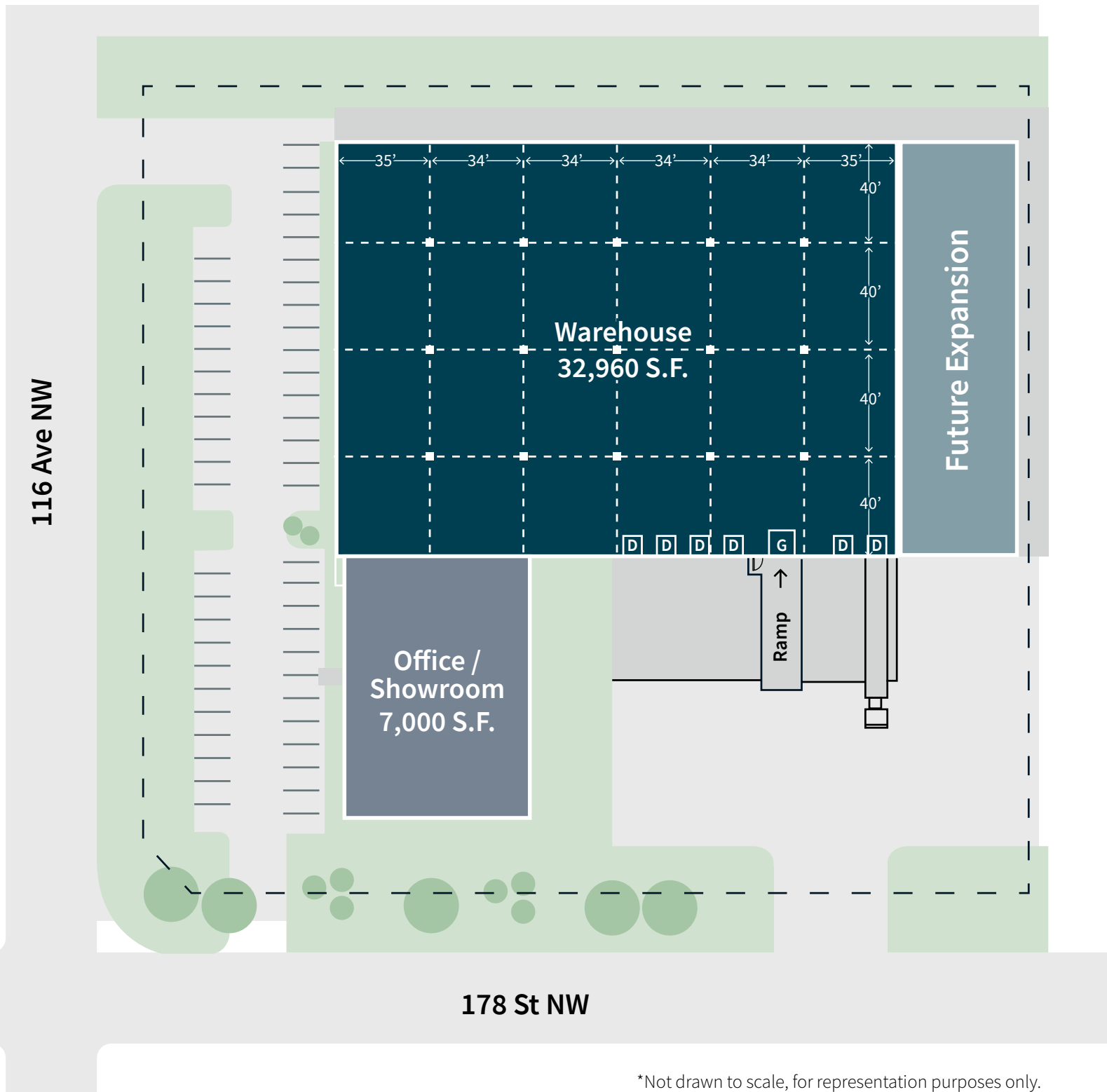


# Property Details

<b>Municipal Address</b>	17808 116 Avenue, Edmonton
<b>Legal Description</b>	Plan: 9021777; Block: 4; Lot: 12
<b>Zoning</b>	IM - Medium Industrial
<b>Building Size</b>	32,960 SF (206' x 160') - Warehouse 7,000 SF (100' x 70') - Office/Showroom 39,960 SF - Total
<b>Site Size</b>	2.74 Acres
<b>Site Coverage Ratio</b>	33.40%
<b>Year Built</b>	1990
<b>Column Grid</b>	34' x 40' & 35' x 40'
<b>Power</b>	400 Amp, 600 volt, 3 phase, 4 wire
<b>Clear Height</b>	27'6"
<b>Heating</b>	Office: Rooftop mounted HVAC units Warehouse: Gas fired, suspended RTH units

<b>Lighting</b>	T5
<b>Sprinklered</b>	Yes
<b>Loading</b>	(6) Dock & (1) ramp to grade door
<b>Yard</b>	Yes
<b>Parking</b>	(48) Parking stalls
<b>Property Tax (2024)</b>	\$138,322.61
<b>Sale Price</b>	Market
<b>Sale Price (PSF)</b>	Market
<b>Availability</b>	Income producing investment with current tenant expiring Dec 31, 2025 Owner/User occupancy: January 1, 2026

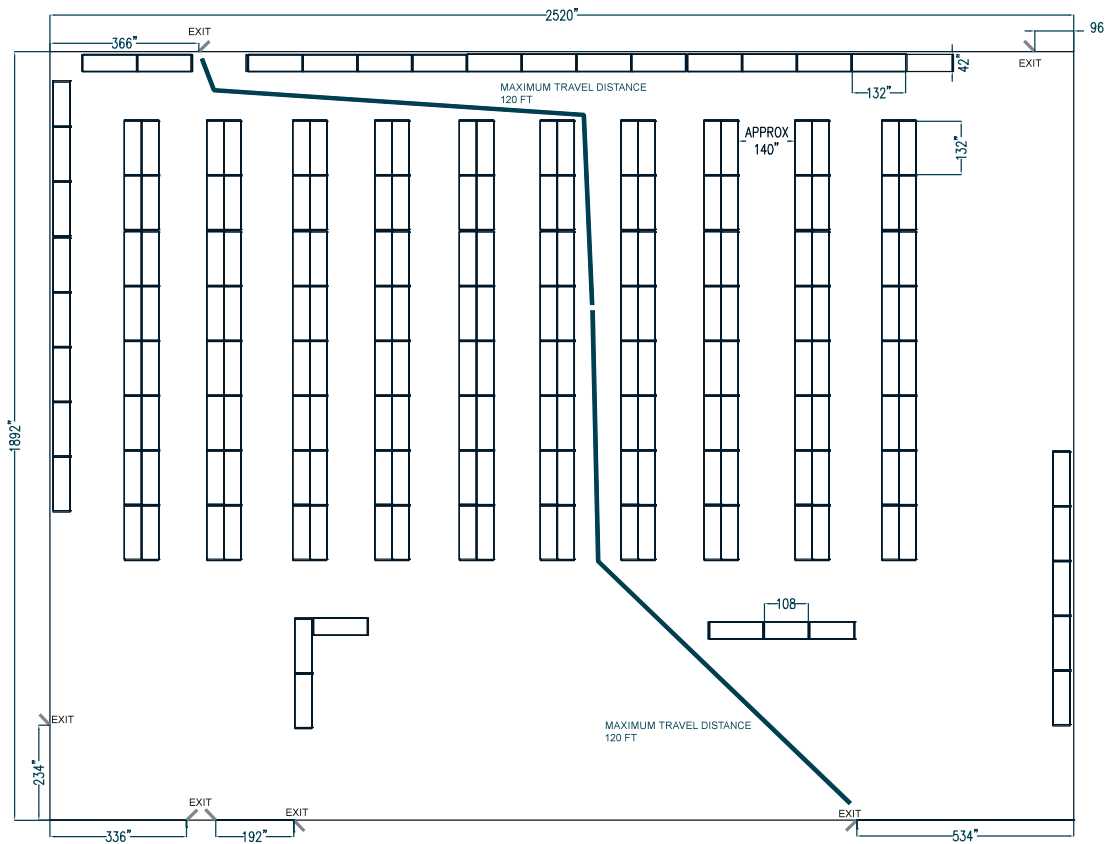
# Property Site plan







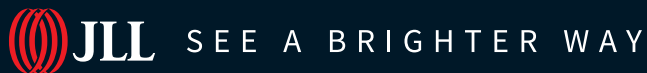
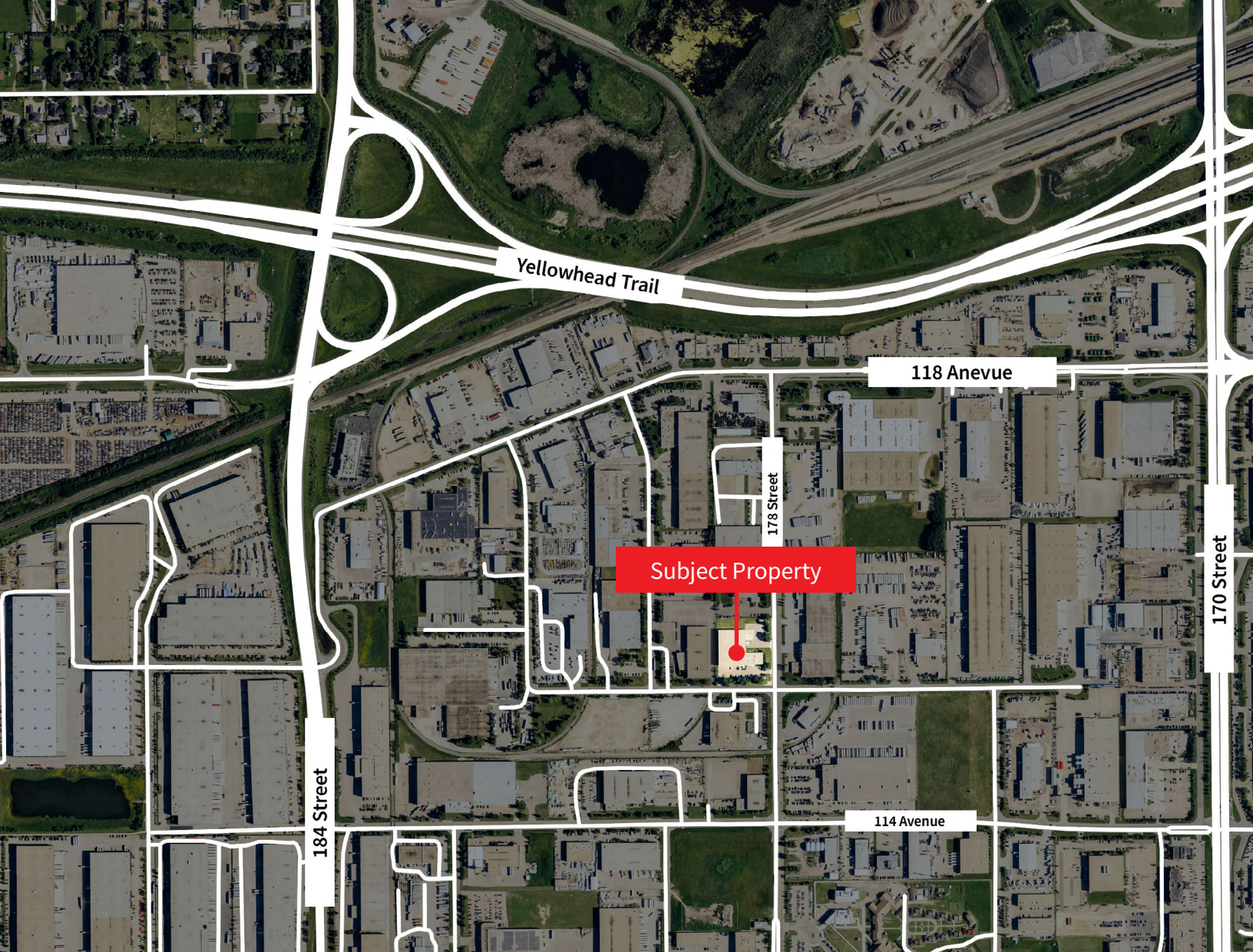
Existing racking plan











**Darryl McGavigan**  
Executive Vice President  
780 328 0064  
Darryl.McGavigan@jll.com

**Adam Butler**  
Executive Vice President  
780 328 0065  
Adam.Butler@jll.com

**Adam Kilburn**  
Senior Vice President  
780 328 2584  
Adam.Kilburn@jll.com

**Andrew Simpson**  
Senior Vice President  
780 328 2579  
Andrew.Simpson@jll.com

**Bronwyn Scrivens**  
Vice President, SIOR  
780 807 4564  
Bronwyn.Scrivens@jll.com

**Kent Simpson**  
Vice President  
780 203 0425  
Kent.Simpson@jll.com

**Mackenzie York**  
Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Kailee Campbell**  
Senior Transaction Analyst  
1 780 328 0069  
kailee.campbell@jll.com

**JLL Edmonton Industrial** | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

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