

For Lease

# Alberta Park Place

16104 to 16528 114 Avenue | Edmonton, AB

±2,951 SF grade loading bay

- Functional grade loading warehouse and office bay
- Well located off 114th Avenue
- 5,300 SF yard space available

For more information contact:

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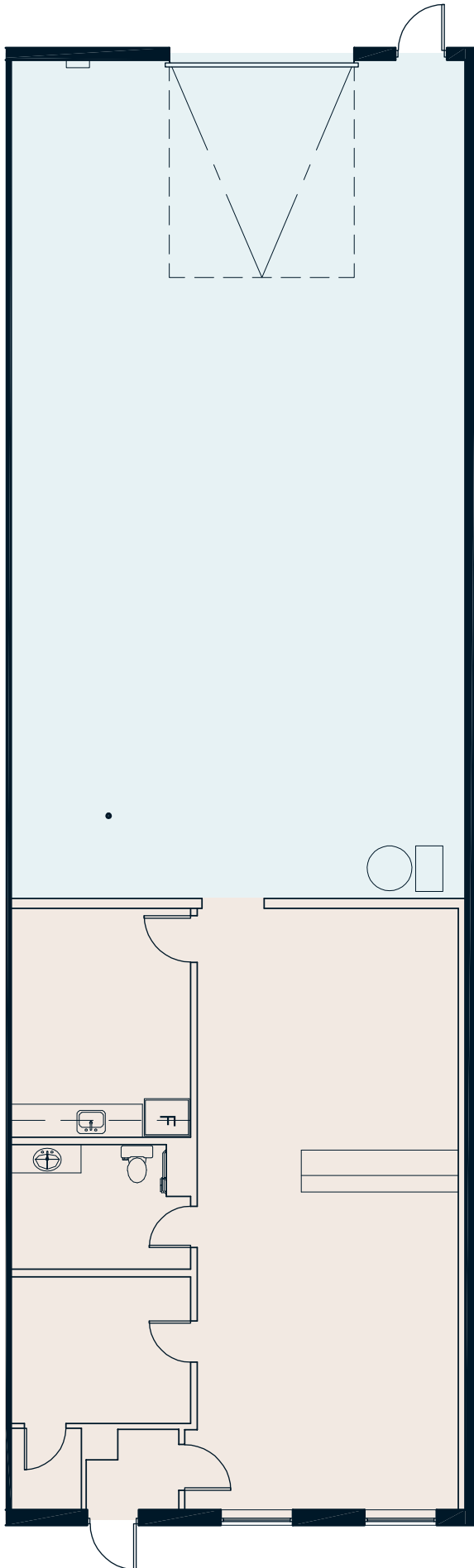




# Property Details

<b>Municipal Address</b>	16014 to 16528 114 Avenue, Edmonton
<b>Zoning</b>	IM - Medium Industrial
<b>Available Area</b>	Building 1 Unit 16104: 2,951 SF
<b>Year Built</b>	1972
<b>Power</b>	Unit 16104: 100 amps, 120/208 volts (TBC by Tenant)
<b>Ceiling Height</b>	16104 - 18'9" under joist


<b>Heating</b>	Forced air unit heaters
<b>Yard</b>	5,300 SF
<b>Lighting</b>	T5
<b>Sprinklered</b>	No
<b>Loading</b>	(1) 12' x 14' Grade door per bay
<b>Lease Rate (PSF)</b>	\$11.00
<b>Op. Costs (PSF)</b>	Unit 16104 \$5.63 - Gas and power included
<b>Occupancy</b>	Unit 16104: Nov 1, 2025




## Vacancy | Building 1

### Unit 16104 | $\pm 2,951$ SF

- Loading: (1) Grade door
- Clear height:  $\pm 18'9"$
- Occupancy: November 1, 2025

 Warehouse:  $\pm 1,709$  SF

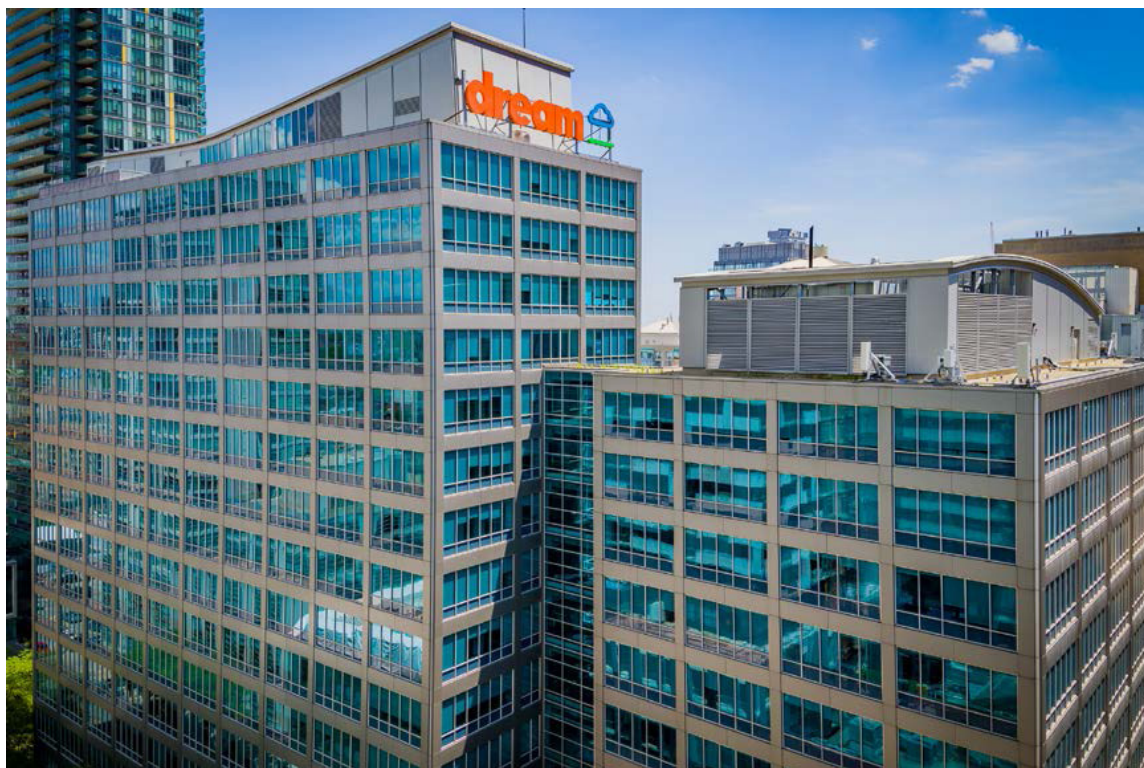
 Office:  $\pm 1,242$  SF



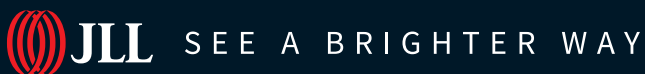
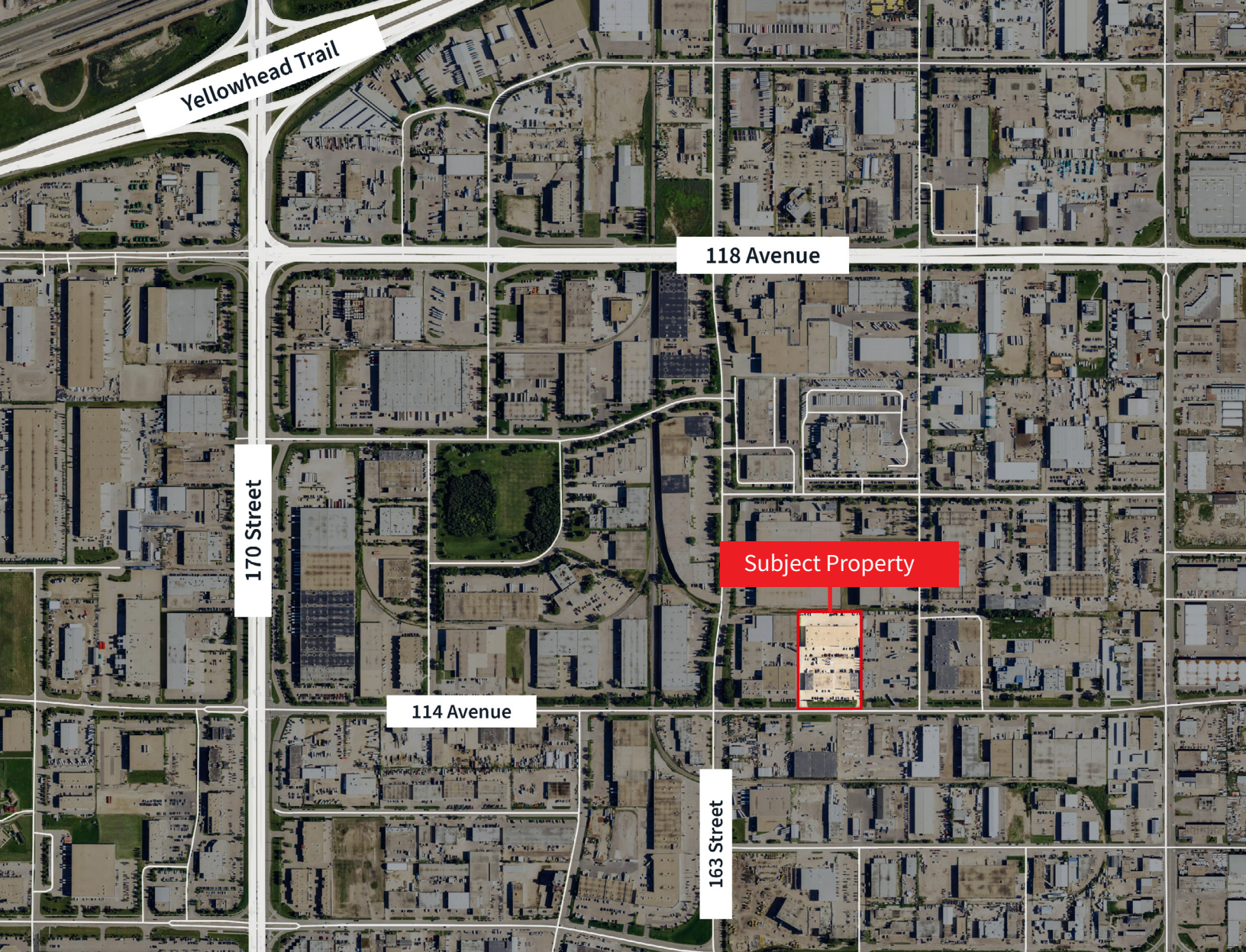


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