



For Sale / Lease

# Goodwill Building

11415 168 Street NW | Edmonton, AB

99,268 SF on 5.28 Acres

- Freestanding office/warehouse opportunity
- Prominent location with easy access to main arterials
- Flexible Business Employment zoning
- Dock and grade loading with ability to add more loading
- Great connectivity to city transit and amenities

For more information contact:

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# Property Details

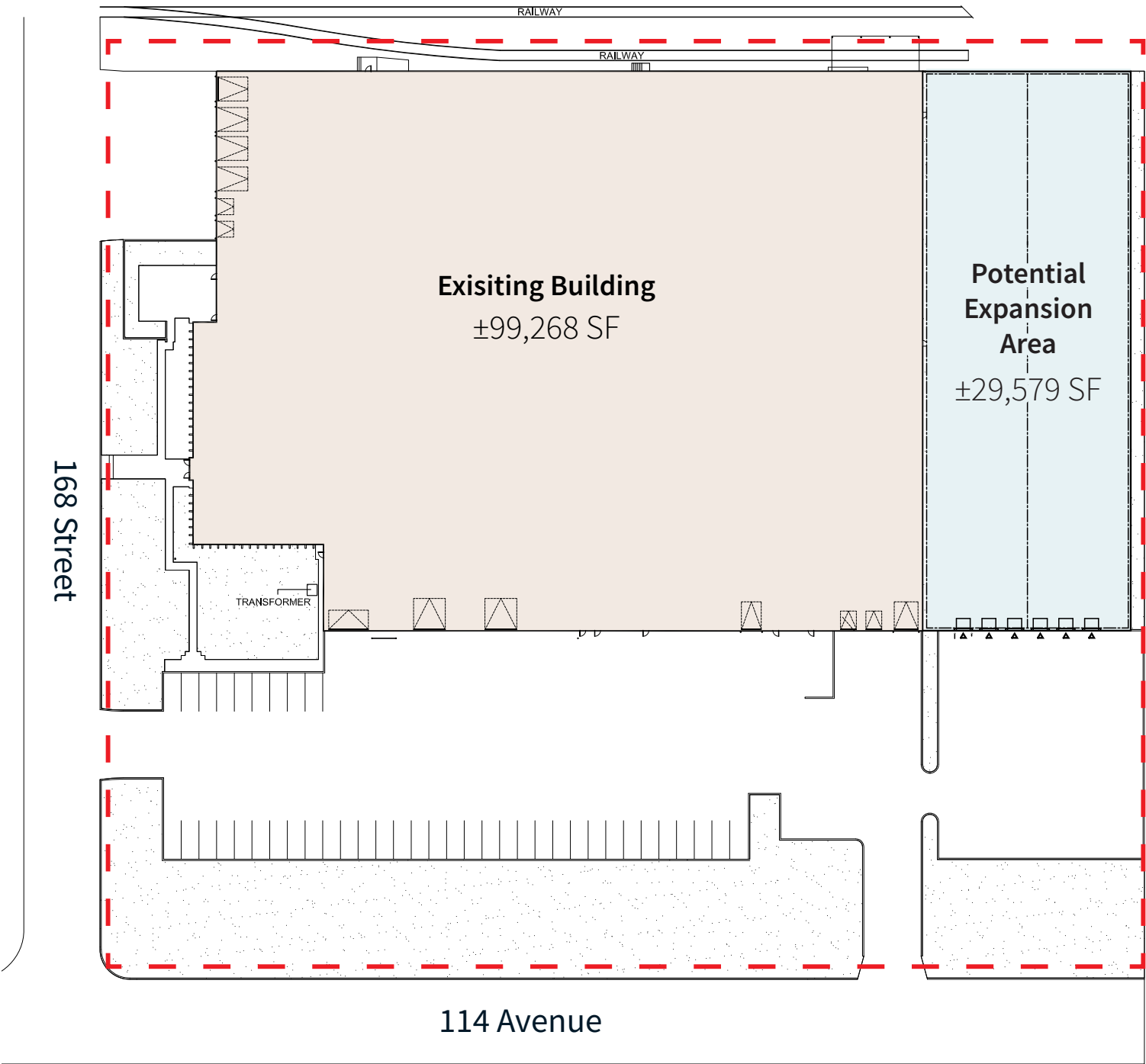
<b>Municipal Address</b>	11415 168 Street NW, Edmonton
<b>Legal Description</b>	Plan 4928TR Blk 2 Lot 1
<b>Zoning</b>	Business Employment (BE)
<b>Building Size</b>	Office: 14,901 SF Warehouse: 84,367 SF Total: 99,268
<b>Site Size</b>	5.28 Acres
<b>Year Built</b>	1974
<b>Construction</b>	Concrete block
<b>Column Grid</b>	54' x 35' (typical)
<b>Power</b>	800 Amp, 277/480 Volt*
<b>Ceiling Height</b>	22'

<b>Heating</b>	Forced air unit heaters in warehouse
<b>Sprinklered</b>	Yes
<b>Loading</b>	4 - Grade 4 - Dock 5 - Grade to interior dock
<b>Property Tax (2025 estimate)</b>	\$253,000
<b>Sale Price</b>	\$12,900,000
<b>Lease Rate (PSF)</b>	Market
<b>Additional Rent (PSF)</b>	\$4.87 (2025 estimate)
<b>Vacant Possession</b>	May 1, 2026

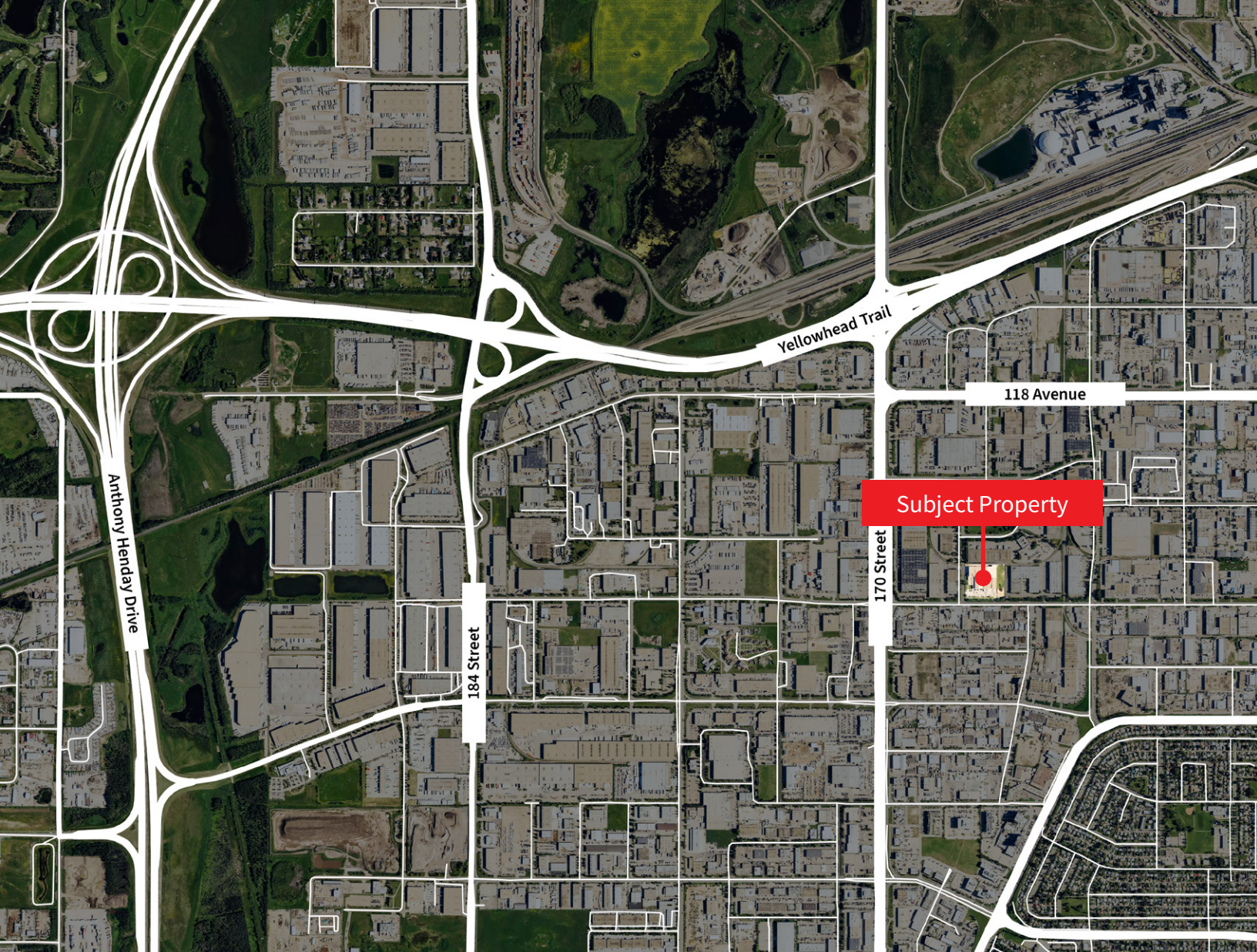
\*TBC by Purchaser/Tenant

# Site plan

- Building size: ±99,268 SF
- Potential expansion area: ±29,579 SF
- Property line







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